

P/16/0900/FP

PORTCHESTER WEST

DELME DEVELOPMENT
PARTNERSHIP

AGENT: ROBERT TUTTON
TOWN PLANNING CO

PROPOSED ERECTION OF A TWO-STOREY BLOCK OF TWO ONE-BEDROOMED
FLATS.

49 WALLINGTON SHORE ROAD FAREHAM PO16 8SA

Report By

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Amendments

The plans originally submitted would have resulted in a separation distance of approximately 4m between the edge of the proposed dwelling and the window in the west elevation of no. 49. The amended plans increase the separation distance between the dwelling and no. 49's side window to just over 6m. The amended plans also provide external amenity space which is less fragmented than the plans originally submitted.

Site Description

The site is irregular in shape and measures approximately 17m east to west (at the widest point) and 18m north to south. The land within the site slopes steeply down from the north to the south. Until recently the site contained trees and natural vegetation, however the site has been cleared. There is an area of tarmac within the eastern side of the site which is used informally for parking.

The land immediately north of the site comprises the garden of no. 5 Cams Hill. To the east of the site lies no. 49 Wallington Shore Road with The Delme Arms Pub to the south east. Wallington Shore Road runs parallel with the south west boundary with no. 48 Wallington Shore Road and the viaduct to the north west.

Description of Proposal

The application proposes to excavate the site to enable the addition of a two storey block of two, no. 1 bedroom flats with parking provided within the south east of the site. A series of retaining walls to the north and north east of the building are proposed to create a number of small terraced areas. A cycle store is also proposed to the rear of the building.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS11 - Development in Portchester, Stubbington and Hill Head

CS17 - High Quality Design

Development Sites and Policies

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

DSP25 - Fareham Waterfront

Representations

15 representations have been received.

Objections have been received from 10 residents raising the following issues:

The building would be located beyond the building lines created by no's 48 and 49 Wallington Shore Road

Increased noise and litter

Proximity of proposed parking spaces to windows serving habitable rooms.

Existing problems with parking would be exacerbated, by the loss of the hard surfaced area currently used for parking

Proposed hedge along east boundary would be opposite a window in the west elevation of no. 49.

Disturbance from construction work

Inappropriate design for area containing historic buildings

Out of keeping with the Victorian terraces which characterize the area

No practical outdoor garden area

No bin storage

The area is not well maintained, but this doesn't justify inappropriate development

The removal of such large quantities of soil could result in instability of land adjacent to the site, specifically that to the north which is at a higher gradient

The land is contaminated but no contamination reports have been submitted

The use of sleepers to edge the retaining walls is inappropriate as they would rot over time

Proposed trees would block sunlight into no. 49's garden and bedroom window

Proximity to gas pipeline

Additional external lighting is unnecessary

The proposed dwelling would exacerbate existing problems with sewers

All walls facing onto a public or semi-public space should contain windows serving habitable rooms

Letters of support have been received from 5 residents. The letters of support refer to the fact that the site is not well maintained and that the proposed dwelling would improve the appearance of the area.

Consultations

INTERNAL CONSULTEES

Ecology

The site lies within 70m of the Portsmouth Harbour SPA/Ramsar European designated site and SSSI, within 70m of mudflats/coastal saltmarsh and within 160m of Wallington Way SINC. The dense vegetation provided a good resource for nesting birds at high risk. The habitat may have also provided cover for reptiles using the embankment and adjacent railway habitat corridor. The clearance of the site represents a loss of biodiversity contrary to Policy DSP13, however the proposed development could support increased biodiversity if

appropriate features were secured via condition.

A contribution of £176 is required towards the Solent Recreation Mitigation Partnership.

If planning permission is granted an informative should be included to inform the applicant of their duties with regards to the clearance of the land and the potential impact on wildlife.

Environmental Health - Conditions are required to ensure that mechanical ventilation is installed to the bedrooms and acoustic glazing is installed throughout the building.

EXTERNAL CONSULTTEES

Southern Gas Network - An easement of 0.5m is required between the pipeline and the proposed dwelling.

Planning Considerations - Key Issues

Principle of development

The site lies within the urban area, therefore Policies CS2 and CS6 are applicable. The site contains a small area of land which is used informally for parking cars, however the remainder of the site is not currently used for any defined purpose. Policy CS17 requires all development to respond positively to and be respectful of the key characteristics of the areas including scale, form and spaciousness. The proposed addition of residential development is acceptable in principle subject to satisfying the criteria of the Planning Policies summarised earlier in this report.

Effect on the character of the area

Policy CS17 requires development to respond positively to and be respectful of the key characteristics of the area including (amongst other criteria) landscape, scale, form, spaciousness and use of external materials. The proposed building would be positioned parallel with Wallington Shore Road and would be in line with the front of no. 48 (to the north west of the site). The building would protrude marginally beyond the front of no. 49 (to the east of the site), however it would not appear overly dominant as it would not project beyond the building line established by The Delme Arms Pub.

Concerns have been raised regarding the design of the proposed building on the grounds that it would be out of keeping with the Victorian character of dwellings in the area. Objections also state that the provision of flats with limited garden space would be out of keeping with the pattern of development in the area. The proposed building would contain two flats, however it has been designed to have the appearance of a dwelling. The size and form of the building also responds to the scale and form of development in the area. The space between the proposed dwelling and no. 48 is in keeping with the established pattern of development. The gap between the proposed dwelling and no. 49 would only be just over 6m at its closest point, however the orientation of the proposed dwelling is such that it would not appear inappropriate within its context. It is acknowledged that the building would be located on a considerably smaller plot than some properties within the area, however this would not be apparent when viewed from within the public realm and therefore would not have an adverse impact on the character of the area.

Living conditions

The proposed development would accord with the minimum internal space standards. An

acoustic and vibration report has been submitted to demonstrate that the desired internal ambient noise levels can be achieved with the use of acoustic glazing and mechanical ventilation.

The Fareham Borough Design Guidance Supplementary Planning Document states that new flats should have access to good quality, adequately sized gardens or outdoor space of 25m² per one bedroom flat. The guidance also states that gardens with significant changes in levels will not be acceptable unless only part of the space is affected in this way. The ground levels within the site are currently sloped, however the proposed landscaping plan incorporates a level patio area to the rear together with a cycle store and a series of terraced areas around the perimeter. The site currently experiences noise from the adjacent road, railway and The Delme Arms, however the noise levels are expected to fall within acceptable levels as the proposed building would act as a barrier to noise.

The terraced form of the amenity areas are considered to be commensurate with the gardens in the immediate vicinity and will, as a minimum, provide an outlook from the building. In light of the immediate context, the external amenity space is therefore considered to be acceptable.

Effect on neighbouring properties

No. 49 to the east of the site has a window in the side elevation which serves their kitchen and would be opposite the proposed dwelling. The owner of no. 49 has raised concerns about the impact the proposed building would have on their outlook, privacy and sunlight. The applicant has submitted amended plans in response to the neighbour's concerns which have increased the distance between the building and no. 49 to over 6m. The separation distance between the proposed building and no. 49 is in accordance with the recommendations in the Fareham Borough Council Residential Design Guidance Supplementary Planning Document and is therefore considered to be adequate. The flats would be positioned to the south west of no. 49 therefore there may be some impact on the amount of sunlight available to the side window, however the kitchen/dining room also benefits from a window and glazed door in the south elevation together with a roof light. The owners of no. 49 have also raised concerns about the impact that the proposed boundary hedge would have on the outlook from the side window. The proposed boundary hedge would be visible from the window in no. 49's west elevation, however this window serves a kitchen/dining room which is also served by a glazed door and window in the south elevation together with a roof light further north. The side window is not therefore the sole window to the room in this part of the dwelling and can't be afforded the same level of protection as a sole window serving a habitable room. The proposed building and associated landscaping is therefore not expected to have a significant adverse impact on the amount of sunlight available to the kitchen as a whole.

The owner has also raised concerns about fumes from the parking area entering their house, however as it is unlikely that the cars would have their engines running while they are parked this is not expected to have a significant adverse impact.

The owners of no. 48 (to the north of the site) have raised concerns on the grounds that the proposed development would be visible from their bedroom window during the winter months when the trees on the boundary have lost their leaves and would as a result impact their view. It is acknowledged that the development would be visible from the bedroom window, however it would be separated by a distance of 11m and therefore would not appear overbearing.

Concerns have been raised about the need to remove large quantities of earth from the site, the suitability of the proposed retaining walls and the potential future problems with subsidence. The detailed design of the retaining walls can be secured by condition.

Parking and highways

The proposed on site provision of two parking spaces together with cycle storage, satisfies the requirements of the Residential Car Parking Supplementary Planning Document. Concerns have been raised about the lack of parking in the area and the loss of the existing parking area within the site. It is appreciated that the hard surfaced area within the site is currently used for parking, however it is only used informally, therefore the loss of the parking does not constitute a reason for refusal. Given that the application proposes adequate parking and cycle storage it is not expected to exacerbate the existing lack of parking in the area.

Ecology

The NPPF requires development to maximise net gains in biodiversity where possible. A condition can be used to ensure that the measures recommended within the submitted ecology statement are implemented.

The applicant has provided the necessary financial contribution towards the Solent Recreation Mitigation Partnership interim strategy, such that the proposed development will be considered to mitigate its impact and would, in combination with other developments, not increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas.

Other issues

Concerns have been raised regarding potential contamination within the site. There is no history of polluting uses on the site, however as a precaution a condition can be incorporated requiring works to cease and investigations to take place should any unforeseen contamination be discovered during the construction process.

The majority of the site is in flood zone 1, with part of the area allocated for proposed parking falling within a flood zone 2. The Environment Agency's predicted flood levels would not breach the proposed door thresholds. The Flood Risk Assessment confirms that the building would be constructed to resistant and resilient standards.

Concerns have been raised regarding the proximity of the proposed dwelling to the adjacent gas pipe (which runs parallel with the front boundary) however the proposed building would not fall within the 0.5m easement zone, therefore Southern Gas have raised no objection to the proposed development.

Conclusion

The proposed development is considered to be an acceptable form of development that would not cause material harm to the visual amenities of the area, the safety of the highway or living conditions of the occupiers of the neighbouring properties in accordance with the requirements of the relevant planning policies.

Recommendation

PERMISSION subject to conditions:

1. The development hereby permitted shall be started before the expiry of three years from the date of this decision notice.

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans:

-Location plan Drawing no. 02

-Floor plans and elevations Drawing no. 01B

-Site plan Drawing no. 02B

-Proposed layout Drawing no. 2315-101 Rev F

-Noise and vibration assessment produced by dinnwinenvironmental dated October 2016

-Flood Risk Assessment produced by HJ Concepts dated 1st August 2016

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

3. No development shall take place until a scheme detailing how provision is to be made on site for the parking and turning of operatives vehicles, the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the permitted development and measures to be taken to prevent spoil and mud being deposited on the public highway by vehicles leaving the site during the construction works has been submitted to and approved in writing by the local planning authority. The areas, facilities and approved measures approved in pursuance to this condition shall be made available before construction works commence on site (other than construction of the site access) and shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the local planning authority.

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

4.No development shall take place above damp proof course (DPC) until samples of all materials to be used in the construction of external surfaces of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

5. 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 bank and public holidays.

REASON: To protect the amenities of the occupiers of nearby residential properties.

6. No dwelling shall be occupied until the approved parking and turning areas for that property have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning 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.

7.None of the dwellings hereby approved shall be occupied before the bin collection point and cycle

stores for each dwelling have been made available in accordance with the approved plans.

The designated area shall thereafter be kept available and retained at all times for the

purpose of bin and cycle storage.

REASON: In the interests of visual amenity; in order to facilitate alternatives to the Motorcar.

8.No materials obtained from site clearance or from construction works shall be burnt on the site.

REASON: To protect the amenities of the nearby residents.

9. The development hereby approved shall be constructed strictly in accordance with the mitigation measures included in section 6 of the ecological survey produced by ecosupport ltd.

Reason: To enhance the biodiversity of the site.

10. The development hereby approved shall contain acoustic glazed windows in accordance with the specification contained within the noise and vibration assessment produced by Dinnwin Environmental dated October 2016.

Reason: To provide acceptable amenity for future occupiers.

11. Mechanical ventilation equipment shall be installed in all the bedrooms within the development hereby approved prior to occupation and shall be retained thereafter.

Reason: To provide acceptable amenity for future occupiers.

12. No development pursuant to the construction of the garden retaining walls shall take place until full details of the proposed retaining walls, to include a construction method statement and cross section drawing details have been submitted to and approved in writing by the Local Planning Authority. The garden area shall be constructed in accordance with the approved details and the garden areas available for use prior to the first occupation of the dwellings hereby permitted.

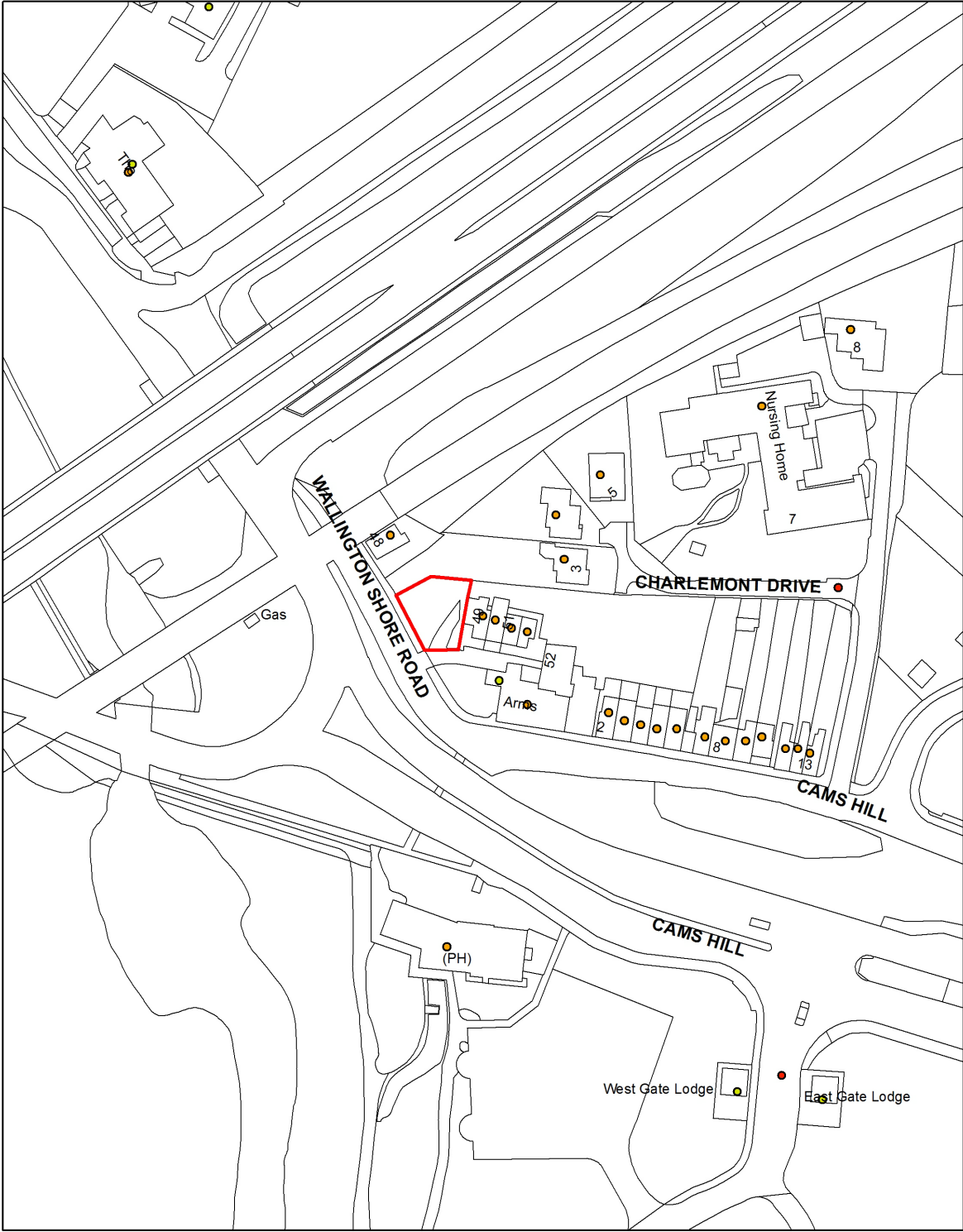
Reason: To ensure the safety of the occupiers and neighbours.

Background Papers

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FAREHAM

BOROUGH COUNCIL



49 Wallington Shore Road
Scale 1: 2,500



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