

P/12/0951/FP

MASCOT HOMES LIMITED

TITCHFIELD COMMON

AGENT: NEAME SUTTON
LIMITED

RENOVATION AND EXTENSION OF EXISTING DWELLING, ERECTION OF FOUR NEW DWELLINGS, VEHICULAR AND PEDESTRIAN ACCESS, PARKING AND LANDSCAPING
397 WARSASH ROAD FAREHAM HAMPSHIRE PO14 4JX

Report By

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Site Description

The application site is located a short distance to the west of the Locks Heath Recreation Ground. Between the site and the recreation ground are the residential developments of The Farthings and Pound Gate Drive. Several properties on Pound Gate Drive adjoin the site on the east side, with properties in The Tanners (served off Pound Gate Drive) adjoining to the north. To the east and west the site is adjoined by further properties fronting Warsash Road. The site is noticeably larger in area than any of the properties adjoining.

Description of Proposal

The development comprises the refurbishment and extension of the existing dwelling on the site together with the addition of four further new dwellings, one to the east side of the existing dwelling and three to the north. The principle access is proposed, as existing, from Warsash Road with a single dwelling to the rear served via a separate access (also existing) from The Tanners. The new properties would be provided with separate car ports.

The access to Warsash Road is existing and currently serves both 397 and 395 Warsash Road. This would continue to be the case with the access being widened to 5 metres for a distance of 10 metres back into the site to accommodate passing traffic.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS18 - Provision of Affordable Housing

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Approved SPG/SPD

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

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/03/1931/OA - Erection of Eight Dwellings Following Demolition of Existing House - Outline Planning Permission 17 February 2004. Appeal against Conditions 10 and 11 allowed with condition 11 being removed and condition 10 being varied as follows:

"Dwellings within the units identified as D, E, F, G and H on the approved plans shall not exceed a height commensurate with that of chalet style dwellings incorporating accommodation in the roofspace."

P/12/0699/FP - Renovation and extension of existing dwelling, erection of four new dwellings, vehicular and pedestrian access, parking and landscaping - Non determination appeal lodged

P/12/0699/FP **RENOVATION AND EXTENSION OF EXISTING DWELLING AND
ERECTION OF FOUR NEW DWELLINGS, GARAGES AND PARKING,
VEHICULAR AND PEDESTRIAN ACCESS AND LANDSCAPING**
REFUSE 11/12/2012

Representations

Five representations have been received raising the following issues:

- Loss of open aspect of surroundings
- Increased noise and pollution
- Loss of privacy
- Dominant existing character to the rear is bungalows which should be retained instead of the houses on plots 2, 3 and 4
- Loss of natural light
- Pollution from cars using garages
- Access on to Warsash Road is not adequate to serve three new dwellings
- Heavy vehicles should not use the Tanners
- Plot 1 facing north is positive since back garden will be paired with No.46 Poundgate Drive
- Loss of screening to No.46 and addition of first floor balcony to Plot 1

Consultations

Director of Regulatory and Democratic Services (Environmental Health) - A noise assessment should be undertaken with regard to traffic noise on Warsash Road to inform noise mitigation measures.

Director of Planning & Environment (Highways) - Principle of development is acceptable subject to conditions and to financial transport contribution.

Director of Regulatory and Democratic Services (Contaminated Land) - No objection.

Director of Planning & Environment (Arboriculture) - No objection subject to conditions.

Planning Considerations - Key Issues

The proposed development is located within the urban area of Titchfield Common where there is a presumption in favour of further development which meets the requirements of the Core Strategy and the saved policies of the Local Plan, including, potentially, garden land.

The principle of the development of this site has been considered previously and outline planning permission was granted for eight new dwellings following the demolition of the existing dwelling. Whilst the developable land is garden area and is therefore not previously developed land (PDL), the site is exceptional in that it is significantly larger in area than the adjoining properties which are developed at a higher density. The proposed development would therefore result in an overall density of development more in keeping with the surroundings than the existing. The current proposal is for five dwellings including the retention of the existing dwelling. There has been no change in circumstances which would now lead to the development of the site being unacceptable as a matter of principle alone. Aside from the principle, therefore, the key issues arising are:

- a) Impact on the character of the area
- b) Design and layout
- c) Impact on existing residential properties
- d) Impact on trees and vegetation
- e) Access
- f) Affordable Housing
- g) Open Space & Transport

- a) Impact on the character of the Area

As mentioned above, the application site is significantly larger in area than the newer development to the north and east. There is a gap to the east of the existing dwelling (which is to be retained and extended) which would allow for an infill plot in keeping with the general spacing of development along Warsash Road. The existing and the infill plot (1) would face into the plot away from Warsash Road, but this is the same as the adjacent four properties to the east (served via Poundgate Drive) so that there would be no significant harm to the character and appearance of Warsash Road. The three plots to the rear will not be viewed in the context of Warsash Road, and due to the access arrangement, will also be visually separated from The Tanners. It is considered that the density of these plots would accord with the existing.

In order to ensure that the visual appearance from Warsash Road is controlled it is suggested that, if planning permission is granted then this should be subject to a planning condition removing the permitted development rights from the existing dwelling and Plot 1 to prevent, specifically, rear extensions and outbuildings both of which would impact visually upon Warsash Road.

- b) Design

The design of Plot 1 (adjacent to Warsash Road) is quite traditional and reflects that of the existing dwelling to provide a visual uniformity on Warsash Road. The plots to the rear have been designed with lower, cottage style eaves and barn hipped roofs, to lower the profile of these buildings which are more closely related to the adjacent bungalow developments. The previous outline permission was subject to a condition (imposed on appeal) that required the rear dwellings on the site not to "exceed a height commensurate with that of chalet style dwellings incorporating accommodation in the roofspace"; this did

not stipulate that the dwellings must be chalets but that the height must be commensurate to that of a chalet. Although the permission has lapsed, nonetheless, the view of the Inspector concerning the relationship to adjacent properties is a material consideration. The submitted plans demonstrate that chalet dwellings (due to the increased pitch necessary to achieve rooms within the roofspace) could be higher than the designs as submitted. In view of the separation distances between the rear of the proposed dwellings and the rear of the properties in Poundgate Drive, of between 22.5m and 26.2m, it is considered that there are insufficient grounds to object to the development on design.

c) Impact on existing residential properties

A number of the representations received draw attention to the impact on existing residential amenity on grounds of changed outlook, loss of privacy and impact of access. The separation distances of proposed to existing dwellings fully meets the distances set out in Appendix 6 to the Local Plan Review so that a material loss of privacy would not occur; outlook is considered acceptable since the proposed development meets the concerns expressed by the Planning Inspector determining the appeal submitted under P/03/1931/OA.

The impact of the proposed accesses were considered to be acceptable when outline permission was previously granted. The access arrangements have not altered with the exception that the access on to Warsash Road under the current proposals serves only five dwellings instead of the previous eight.

d) Impact on trees and vegetation

The site contains considerable planting but in the main this is domestic landscape planting only. The most significant trees are along the Warsash Road frontage and these are to be retained. Within the site the majority of the existing vegetation is to be removed with the exception of a group along the eastern boundary at the northeast corner of the site. Some of the planting along the eastern boundary is not within the site.

Strategic areas of replanting are proposed and details of these would be sought by condition, in particular a specimen tree would replace the existing Douglas Fir to the rear of the existing dwelling.

e) Access

The main access to the development would be via the existing access serving 395 and 397 Warsash Road and would be improved to meet the requirements of the Highway Authority. The principle of the use of this access was granted with the outline permission but to meet current standards and highway conditions, notwithstanding the reduced number of dwellings now proposed, the access is to be increased in width over part of its length to allow for passing and forward visibility is to be improved. A secondary access already exists on to The Tanners and it is proposed to open this (as previously approved) to serve one dwelling only.

f) Affordable Housing

In accordance with Policy CS18 of the Core Strategy development sites that 'can accommodate' between 5 and 9 dwellings will be expected to provide 30% affordable housing. Whilst the application is for an additional four dwellings only, the site is

demonstrably able to accommodate at least seven new dwellings based on the previous outline consent. The issue of affordable housing is therefore a matter of consideration as part of this application.

Policy CS18 allows for a reduction in or relief from the requirement to provide for affordable housing if it can be demonstrated that the development would not be viable with the requirement in place. In this case the applicants have demonstrated (independently verified) that the development is not capable of sustaining any affordable housing provision.

g) Open Space & Transport

The proposed development generates a need for offsite open space and transport infrastructure provision contributions. The applicants have submitted a satisfactory unilateral undertaking to pay the appropriate contributions and the agreement has already been completed.

Other Matters

In line with Policy CS15 the applicants have confirmed through their Design and Access Statement that the proposed development would, subject to viability, be designed to meet the requirements of the Policy. The Policy requires that new development achieve Code Level 4 of the Code for Sustainable Homes. The achievement of Code Level 4 has been a contributing factor in establishing that the site would not be viable for the provision of affordable housing so that Officers consider it to be most important to ensure that the Code Level is met in this case. An appropriate condition is proposed.

Conclusion

The proposal complies with the Adopted Fareham Borough Core Strategy (2011), the saved policies of the Fareham Borough Local Plan Review (2000) and National Planning Policy Framework and is recommended for approval, subject to conditions and completion of the requisite Section 106 planning obligation.

Reasons For Granting Permission

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area, highway safety or ecology. There are no other material considerations that are 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: details of materials; details of hard surfacing; construction of vehicular access; construction and provision of car ports and cycle storage; provision of visibility spays; no entrance gates across access; scheme of noise attenuation measures; landscaping scheme and implementation; tree protection in accordance with approved scheme; drainage details; development to achieve Code for Sustainable Homes Level 4; mud prevention; hours of construction; no burning on site; details of areas for construction vehicles, materials and plant; bin storage; remove specified permitted development rights to existing and plot 1; boundary treatment.

Background Papers

P/03/1931/OA; P/12/0951/FP, P/12/0699/FP

FAREHAM

BOROUGH COUNCIL



397 Warsash Road
Scale 1:1250

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