

**P/13/0062/FP**

**SARISBURY**

MRS VICKI HORRELL

AGENT: MR DAVID NEWELL

ERECTION OF FOUR DETACHED DWELLINGS WITH GARAGING/PARKING AND PROVISION OF ACCESS FROM LOWER SWANWICK ROAD

233 SWANWICK LANE - LAND TO REAR OF - LOWER SWANWICK SOUTHAMPTON HAMPSHIRE SO31 7GT

***Report By***

Alex Sebbinger (ext 2526)

***Site Description***

The application site is located to the rear of 233 Swanwick Lane. Land owned by Kebbell Homes adjoins the site to the west, with properties on Wayside sited further to the west. To the east are properties fronting Lower Swanwick Road and to the south is a garage court. The site is roughly rectangular in form and extends to an area of 0.17 ha.

The site is largely open with vegetation around the perimeters. It is broadly level from east to west but slopes from north to south with a drop of between 2 and 2.5 metres.

The applicant also owns no. 24 Lower Swanwick Road which has a pair of garages located at the front west corner fronting the garage court.

***Description of Proposal***

The proposal is for full planning permission to develop the site with four detached dwellings. Access would be taken from Lower Swanwick Road, facilitated by removal of the garages of no. 24 Lower Swanwick Road. Replacement parking would be provided for no. 24 at the rear of its plot accessed from the new proposed accessway.

Two plots on the northern part of the site are orientated north - south with the other two plots facing east - west.

***Policies***

The following planning history is relevant:

P/99/0532/OA - Residential Development (Access off Lower Swanwick Road No dwelling numbers specified) - Refused 18 October 1999

P/01/0154/FP - 6 Houses with Garages and New Access Road off Wayside - Permission 14 May 2003

P/08/1095/FP - Erection of Six Houses with Garages and New Road Access off Wayside - Permission 19 November 2008

P/11/1016/OA - Erect Four Detached Dwellings & Means of Access from Lower Swanwick Lane - Withdrawn 20 January 2012

P/12/0462/OA - Erection of Four Detached Dwellings and Provision of Access from Lower Swanwick Road - Outline application Refused 22 August 2012 APPEAL ALLOWED 18 February 2013

## ***Relevant Planning History***

The following planning history is relevant:

### ***Representations***

Nine representations have been received from individual households raising the following issues:

- Proposed Plot 1 is overbearing on 8, 10, and 12 Lower Swanwick Road
- Loss of sunlight and daylight
- Plot 1 is too close to trees within adjoining properties
- Local infrastructure is unsuitable to support the proposed development
- Issues will arise from construction traffic using Lower Swanwick Road
- Emergency vehicles will not be able to access the site
- Further pressures on on-street parking in the area of Lower Swanwick Road
- Potential compromise of highway safety particularly for children
- Parking for Plot 4 will be awkward and hazardous close to proposed access point
- There is no footpath pedestrian access
- Suspension of on-street parking in Lower Swanwick Road during construction would be unacceptable
- Height of houses not in keeping with the surrounding development
- Disturbance
- Drainage has not been sorted out
- Loss of habitat
- Overdevelopment

One letter of support

One letter in broad support but raising some issues referred to in the objections

### ***Consultations***

Director of Planning & Environment (Highways) - Within the proposals, car parking is proposed with two spaces for the 3-bedroom dwelling and three spaces for the 4-bedroom dwellings. Two further car parking spaces are proposed to replace the two lock-up garages that would be lost in the access construction, whilst a turning stub is indicated on site. Cycle and bin storage facilities are provided for each dwelling.

It is considered that the access proposals are acceptable in this slow-speed environment although it may be necessary to suspend the on-street parking during times of access by heavy construction traffic. It will also be necessary for the developer to safeguard parking space on site for contractor's vehicles and to arrange wheel-cleaning facilities. A Construction Traffic Management Plan will be required in this respect.

The HCC Transport Contributions Policy would also apply with contributions being secured towards transport improvements on Swanwick Lane.

Director of Planning & Environment (Ecology) - As far as I can see, the layout changes are not likely to have implications for the ecological impacts previously identified and the comments I made on the previous application.

Assuming that the reptile mitigation information remains the same as previously, the reptile mitigation involves moving reptiles to an offsite receptor site. The same receptor site was proposed for the application P/13/0013/FP (undecided), and I understood from the

applicant's ecologist that the receptor site was suitable for that application as it was not being used for the Swanwick road site. Therefore the applicant's ecologist will need to confirm whether the Gull Fields nursery site is still the proposed receptor for this application.

Director of Regulatory and Democratic Services (Environmental Health) - No Objections subject to a condition restricting construction hours. Suggest the provision of some high close boarded fencing to the driveway bordering 24 Lower Swanwick Road to reduce the impact of vehicles using the drive in the future.

Director of Planning & Environment (Arboriculture) - No Objections previously raised on the outline application P/12/0462/OA subject to conditions requiring landscaping and tree planting. Issues remain unchanged.

Director of Regulatory and Democratic Services (Contaminated Land) - No Objection previously raised on the outline application P/12/0462/OA subject to a condition to come into force should unexpected ground contamination be encountered during construction works. Issues remain unchanged.

Southern Water - No objections raised on the outline application P/12/0462/OA but request imposition of a condition to ensure details of the proposed means of foul and surface water disposal are submitted to the local planning authority for approval, prior to commencement of development. Also give informatives. Issues remain unchanged

### ***Planning Considerations - Key Issues***

Members attention is drawn at the outset to the previously refused outline planning application P/12/0462/OA which was allowed on appeal on 18 February 2013. This appeal decision has established the following matters:

1. The principle of developing the site for 4 two storey detached dwellings with access from Lower Swanwick Road
2. As long as sufficient onsite parking is provided then the potential impact upon on street parking on Lower Swanwick Road is insufficient to refuse the development
3. Issues regarding on street parking during construction are of a temporary nature and insufficient to refuse permission
4. It is not appropriate to seek for affordable housing contributions in this case

These were the matters raised by committee in refusing the outline application. All other matters were, at the time, considered to be acceptable including:

- Impact on neighbouring properties
- Impact on ecology
- Impact on trees
- Drainage and infrastructure issues

The current planning application is for full planning permission so that details of the proposed dwellings are now available. The layout differs slightly from the outline permission in respect of the orientation of plots 3 and 4. These matters are considered below in relation to the impact upon the surrounding development.

Layout - Plots 3 and 4 have been turned by 90 degrees so that these properties would face east/west as opposed to north/south. In principle this is considered to be an improvement to the layout for a number of reasons:

- 1) The dwellings would overlook the access to allow for better surveillance
- 2) The buildings would present a more attractive aspect when viewed from Lower Swanwick Road
- 3) The layout has enabled a gentler profile for the proposed access drive

Representations have questioned the functionality of the car parking spaces proposed on Plot 4 but the Highways Officer has raised no issue in this regard and the layout of this plot is considered to be acceptable.

Design - The designs are considered to be of a good quality and provide a distinct and attractive variation to the relatively plain designs of the existing properties on Lower Swanwick Road. Use is made of 'cottage style' eaves and full and half dormers, in order to reduce the height and bulk of the buildings. An average 45 degree pitch has been applied with long catslide features in some cases reducing the bulk of side elevations.

Plot 1 has been of particular concern to objectors who live in the adjoining dwellings on Lower Swanwick Road. Of the properties on Lower Swanwick Road, No.8 being set to the north boundary of the new plot is not considered to be affected to a significant degree; No.10 would outlook to the new rear garden of Plot 1 and have only oblique views of the new dwelling; and No.14 would have an outlook towards the front garden of Plot 1. No.12 would be the most directly affected.

In assessing the impact on No.12 it is appropriate to consider the Council's normal criteria in such cases. Appendix 6 to the Fareham Borough Local Plan Review remains in force and sets out some of the principle relationship distances that the Authority will seek. In the case of two storey flank walls the appendix suggests a minimum separation distance of 12.5 metres from the rear elevations of existing dwellings to new two storey flank walls.

In this case the separation distance is 14.2 metres and the flank wall of the new dwelling as proposed is not a full two storey design, with a catslide roof to the front (south) reducing to single storey, a low eave to the rear with a height of 3.5 metres and a barn hip design and an overall maximum ridge height of 8 metres.

The previous proposal (which although in outline application did establish the layout on the site) showed the position of the property proposed on the site of Plot 1 16.7 metres away from No.12 Lower Swanwick Road. Whilst it is acknowledged that the dwelling on Plot 1 is closer than that permission, it meets the Council's normal criteria for the position of buildings in new developments, and unlike the previous application the new property is not full two storeys at the point nearest to No.12. The proposed Plot 1 is stepped down with a lower ridge height to appear virtually one and a half storeys high.

Having carefully considered this relationship, and acknowledging that this proposal is closer to No.12 than the previous permission, the details of this scheme lead Officers to the view that this will on balance be acceptable and not materially harm the outlook available from No.12.

Concern has also been raised about maintenance of the side elevation of Plot 1. The side elevation is set 1.5 metres from the site boundary. Officers do not consider the relationship of the flank wall to the boundary to give rise to any potential issues that would justify refusing planning permission.

Members will note that three of the proposed dwellings have garages and there is sufficient

car parking proposed within each plot to meet the standards set out in the Residential Car and Cycle Parking Supplementary Planning Guidance 2009.

The development would give rise to offsite open space and transport infrastructure contributions. The applicants have submitted a Unilateral undertaking similar to that considered by the Inspector at the appeal to cover these matters.

There are no other matters arising which have not previously been considered and accepted either by the Planning Committee or through the recent appeal decision.

Therefore, notwithstanding the objections received, Officers are of the view that the proposal accords with the adopted development plan policies and subject to conditions planning permission should be granted.

### ***Reasons For Granting Permission***

The development is acceptable taking into account the policies of the Development Plan as set out in this report and the recent decision made by the Planning Inspectorate. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. 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***

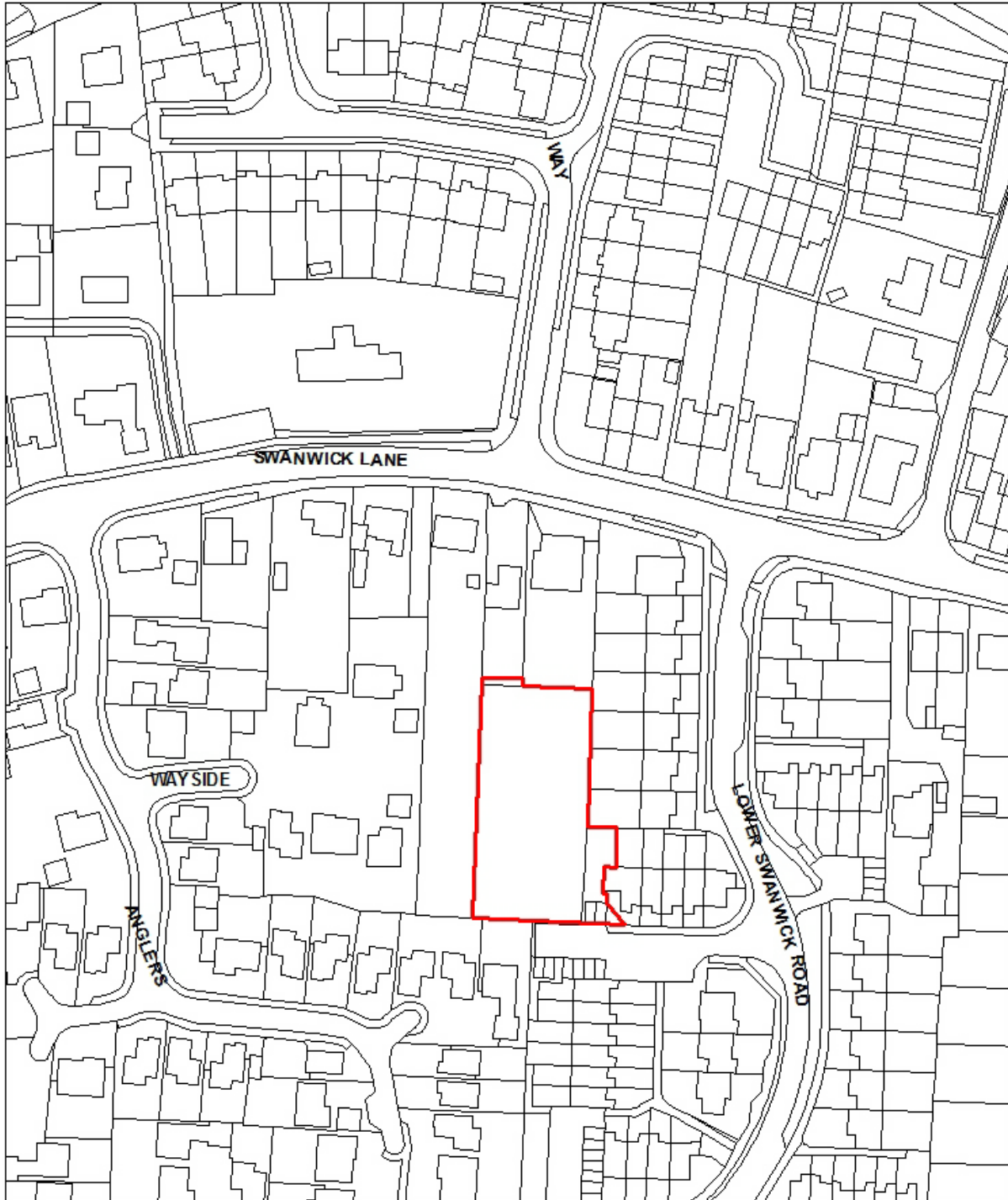
Permission: To be commenced within three years; development in accordance with submitted plans; details of materials; Landscaping scheme and maintenance; provision of access; provision and retention of car parking and cycle storage; hardsurfacing materials including shared drive; details of foul and surface water drainage; tree protection; Development in accordance with ecological report; submission of Construction Environment Management Plan; prevention of mud on road; construction hours; no burning; dwellings to achieve Code level 4; no windows in east elevation of Plot 1 and west elevation of Plot 2; provision of bin storage.

### ***Background Papers***

P/12/0462/OA; P/13/0062/FP

# FAREHAM

## BOROUGH COUNCIL



233 Swanwick Lane  
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. 2013

