

P/13/0122/FP

FAREHAM SOUTH

MR SD & PB NIELD

AGENT: ADP ARCHITECTS LTD

ERECTION OF TWO STOREY TWO BEDROOM END-OF-TERRACE DWELLING AND ASSOCIATED CAR PARKING

33 FAIRFIELD AVENUE FAREHAM HAMPSHIRE PO14 1EH

Report By

Emma Marks Extn.2677

Site Description

This application relates to an end of terrace dwelling on the western corner of Fairfield Avenue and St Michaels Grove.

The site is within the urban area.

Description of Proposal

Permission is sought to erect a two storey side extension to form a two bedroom end of terrace dwelling. The proposed new dwelling will have a rear amenity area which includes a cycle/bin storage area and two car parking spaces which are accessed from St Michaels Grove.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

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,

Representations

Two letters of representation have been received objecting on the following grounds:-

- Impact on highway safety due to the rear parking spaces
- Overlooking
- Drainage
- Limited parking

Consultations

Director of Planning & Environment(Highways):- No objection

Director of Regulatory and Democratic Services(Environmental Health):- No objection

Planning Considerations - Key Issues

Principle of Development

The site is within the urban area where residential infilling, redevelopment and development on neglected and underused land will be permitted, providing it does not adversely affect the character of the surrounding area or amenity of existing residents.

The site consists of garden land which is no longer identified as previously developed land. Whilst this in itself is not reason to resist development, proposals on residential garden sites must be considered against Policy CS17 of the Fareham Borough Core Strategy. This policy requires that all development responds positively to and is respectful of the key characteristics of the area including scale, form and spaciousness. The application site is a large corner plot so that the density of development on this site is currently lower than that within the surrounding area.

Impact on the Character of the Area

There has been other similar development on corner plots near to this site therefore the character of the development would not be out of keeping. These include developments at the junction of Fairfield Avenue and St Anne's Grove, Highfield Avenue and St Anne's Grove and Longfield Avenue and Eastfield Avenue.

The amenity area for the proposed dwelling, although smaller than the host dwelling, would be larger than the garden area of the immediate properties to the south.

It is not considered that the proposal would have a detrimental impact on the visual amenities of the streetscene or character of the area.

Impact on the Amenities of the Neighbouring Properties

Windows proposed within the rear of the property would be sited 12 metres from the boundary of the front garden area of the neighbouring site to the south. The windows within both the front and the rear elevations of the proposed property will meet the distances normally sought in order to retain an acceptable level of privacy to the neighbouring properties.

There are no light or outlook issues raised by this proposal.

Highways

The proposed dwelling would be provided with two car parking spaces to the rear which is in accordance with the Council's adopted Residential Car and Cycle Parking SPD. The existing dwelling would also be provided with two car parking spaces on its frontage.

The Highway Engineer has considered the proposed and is satisfied that the development would not have an adverse impact on highway safety.

Conclusion

Officers are of the opinion that the development is acceptable and complies with the Fareham Borough Local Plan Review and the Adopted Fareham Borough Core Strategy.

Reasons For Granting Permission

The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers, the character of the area or on highway safety. 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

Subject to the applicant/owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site public open space and/ or facilities and highway infrastructure improvements by the 10th April 2013.

PERMISSION: Materials, parking to be provided/retained on site for both properties, construction hours, no burning on Site, mud on road, bin/cycle store, code level 4.

OR: In the event that the applicant/owner fails to complete the required Section 106 Agreement by 10th April 2013.

REFUSE: Contrary to Policy; inadequate provision for public open space and highway infrastructure.

Updates

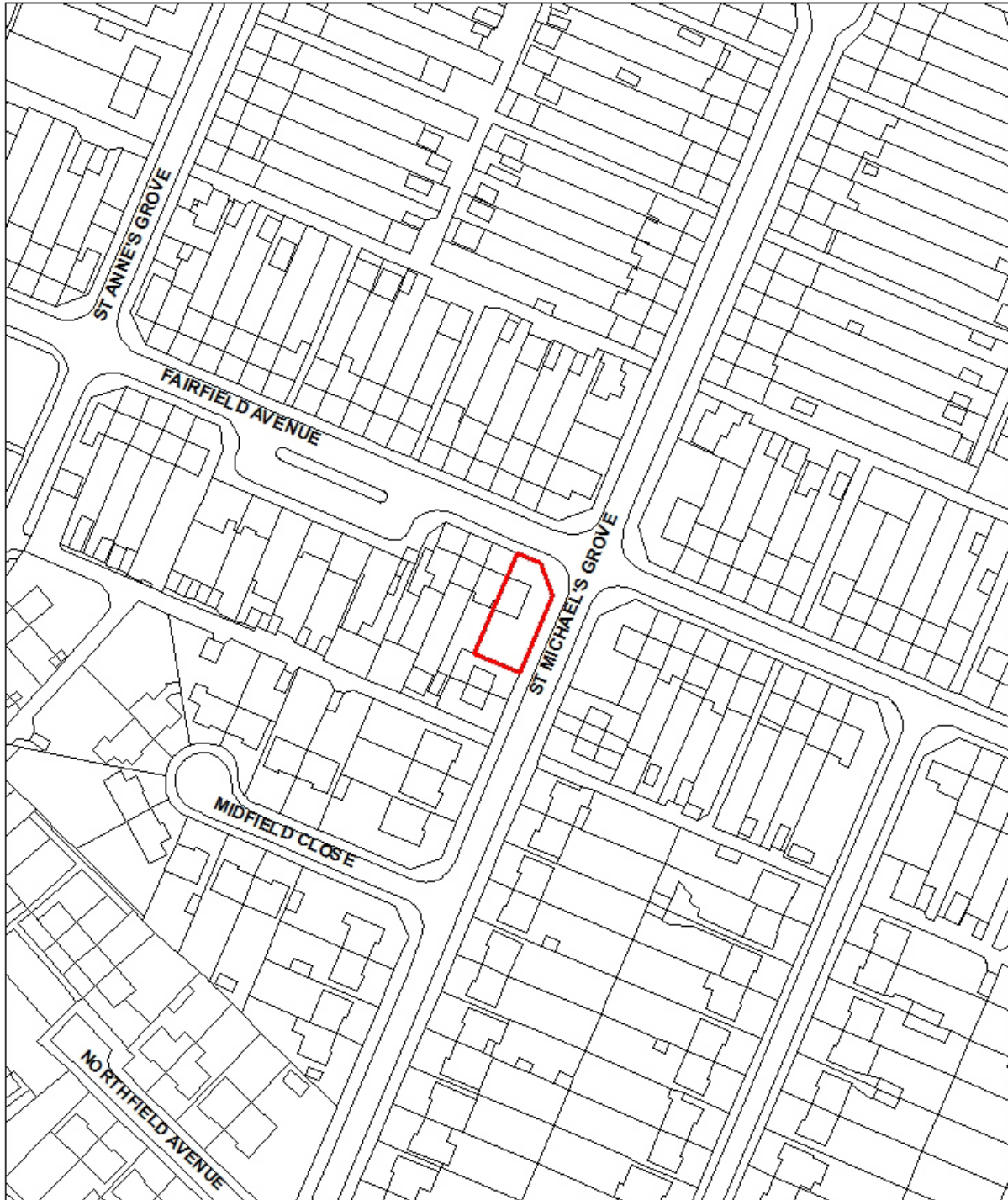
Amend Recommendation

Subject to:

i) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply.

FAREHAM

BOROUGH COUNCIL



33 Fairfield Avenue
Scale 1:1250

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