

P/13/0168/FP

FAREHAM NORTH-WEST

BORNGRADE LIMITED

AGENT: BORNGRADE

DEMOLITION OF SINGLE DWELLING AND ERECTION OF THREE DWELLINGS

66 WYNTON WAY FAREHAM HAMPSHIRE PO15 6NS

Report By

Susannah Emery Ext 2412

Site Description

This application relates to a site on the corner of Wynton Way and Fareham Park Road within the urban area. The site is currently occupied by a detached bungalow sited adjacent to No.62 Wynton Way and set within a generous plot. A detached garage and parking area is accessed from Fareham Park Road. The site is screened by a mature hedgerow and there is a wide grass verge between the pavement edge along Wynton Way and the site boundary.

Description of Proposal

Planning permission is sought for the demolition of the existing dwelling and the erection of one pair of semi-detached chalet bungalows fronting Fareham Park Road and one detached chalet bungalow which would be positioned on the corner fronting both roads. All three properties would contain two bedrooms. The existing access from Fareham Park Road would be utilised by the most northern of the semi-detached dwellings whilst the other two dwellings would share a new access also from Fareham Park Road. Each dwelling would be provided with a minimum of two car parking spaces and turning on site.

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

CS7 - Development in Fareham

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,

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The applicant entered into pre-application discussions with officers. Officers were generally supportive of the proposal.

Representations

The neighbour notification period expires 22 March 2013. At the time of writing this report no letters had been received. Any letters subsequently received will be reported at the committee meeting.

Consultations

Director of Planning & Environment (Highways) - To ensure adequate visibility will be available for drivers emerging from the site, it would be appropriate to condition that nothing over 0.6m in height is permitted within 2m of the carriageway edge of Fareham Park Road. The accesses are to be satisfactorily constructed prior to occupation of the respective dwellings, whilst the areas shown at the front of the properties are to be provided and permanently maintained for the parking and turning of vehicles.

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

Planning Considerations - Key Issues

The main issues to be considered in the determination of this planning application are;

- Principle of Development
- Impact on Character of the Area/Visual Amenities of Streetscene
- Impact on Neighbouring Properties
- Highways

Principle of Development

The site is located within the urban area where residential infilling, redevelopment and development on neglected and underused land may 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 Character of the Area/Visual Amenities of Streetscene

The proposed pair of semi-detached dwellings fronting Fareham Park Road have been designed to be very similar in terms of height and scale to the two detached single bungalows to the north. There would be approx 8 metres between the proposed semi-detached dwellings and the nearest dwelling and 3.5 metres between the proposed semi-detached dwellings and the detached dwelling so that in officers opinion the dwellings would not appear cramped on the site to the detriment of the streetscene. It is considered that the plot sizes would be in keeping within the surrounding area and that the subdivision of the plot would not be detrimental to the character of the area.

Impact on Neighbouring Properties

It is not considered that the proposal would have any detrimental impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy. The proposed dwellings would have minimal first floor windows which would only face directly towards either road frontage rather than towards private garden areas to the rear. The proposed dwellings would also not be in close proximity to any habitable room windows within the adjacent properties due to the separation distances.

Highways

The new access is considered acceptable but would require the relocation of the speed bumps on Fareham Park Road at the developer's expense. The Council's Highways Engineer has requested that the front boundary has a maximum height of 0.6m to ensure adequate visibility, this would be secured by condition. It is not considered that the proposal would be detrimental to highway safety.

Conclusion

The proposal complies with the Adopted Fareham Borough Core Strategy (2011), the saved policies of the Fareham Borough Local Plan Review (2000) 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 or 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;

- i) the consideration of any representations received by 22 March 2013
- ii) 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 public open space facilities and highway infrastructure by 29 April 2013.

PERMISSION: Materials, Hard Surfacing, Boundary Treatment, Parking, Vehicular Access, Max height boundary 0.6m across Fareham Park Rd frontage, Level 4 Code for Sustainable Homes, No mud on road, Construction hours, No burning

OR: In the event that the applicant/owner fails to complete the required Section 106 Agreement by 29 April 2013.

REFUSE: Contrary to policy; inadequate provision towards public open space and highway infrastructure.

Background Papers

P/13/0168/FP

Updates

Amend Recommendation

Subject to:

ii) 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



66 Wynton Way
Scale 1:1250

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