

P/13/0105/FP

GOODWILL HOMES LTD

PORTCHESTER EAST

AGENT: TONY OLDFIELD
ARCHITECTS

THE ERECTION OF DETACHED THREE BEDROOM HOUSE WITH ASSOCIATED
PARKING AND STORAGE FACILITIES

PORTSDOWN INN 1 LEITH AVENUE FAREHAM PO16 8HS

Report By

Richard Wright x2356

Site Description

The application site forms the north-western corner of the property previously in use as the Portsdown Inn public house. The property lies within the urban area on the northern side of Leith Avenue adjacent to the boundary of the borough with Portsmouth. The application site is accessible via an existing vehicular entrance formed from the north off Seaview Avenue.

The application site itself comprises the old pub garden and is bound by the former pub building on its eastern side and high brick wall and mesh fence boundary treatment on all other boundaries. Beyond the northern boundary lie chalet bungalows in Seaview Avenue. A public footpath runs alongside the western boundary of the site beyond which are dwellings fronting on to Leith Avenue. Due to its hillslope location the northern half of the application is set on a significant gradient.

Description of Proposal

Permission is sought for the erection of a single detached three bedroom dwellinghouse with associated parking and bin/cycle storage facilities.

The dwelling would be positioned within the centre of the plot. It would be two storey in scale with roof eaves varying between single and 1.5 storey height. The rear garden area of the new property would be located to the south of the dwelling. To the north of the house would be a shared parking area with two designated spaces provided for use by the occupants. The parking area would be accessed via the existing route from Seaview Avenue and would also serve the proposed converted flats above the former pub building (subject of a separate planning application reference P/13/0106/FP).

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS6 - The Development Strategy

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Fareham Borough Local Plan Review

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/13/0106/FP **CONVERSION OF FIRST FLOOR ACCOMMODATION TO TWO RESIDENTIAL FLATS WITH ASSOCIATED PARKING, STORAGE FACILITIES, AMENITY SPACE NEW ROOF TOP ACCESS AND SCREENING**

P/12/0772/FP **Works to facilitate new convenience stores including new shopfronts, erection of single storey rear extension, boundary walls, retaining walls and railings, security gates, new entrance ramp and handrails**
APPROVE 22/11/2012

Representations

Two letters have been received from the same address objecting to the application on the following grounds:

- Road is narrow and busy
- Congested/condensed form of development

Consultations

Director of Planning & Environment (Highways) - No objection subject to nothing over the height of 0.6m in landscaped area north of parking spaces. Recommended conditions regarding parking and turning on site and provision of bin and cycle storage.

Director of Regulatory & Democratic Services (Environmental Health) - No adverse comments.

Director of Regulatory & Democratic Services (Contaminated Land) - Awaiting comments.

Planning Considerations - Key Issues

i) Principle of development

Local guidance offered in the development plan, specifically through Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy, makes it clear that when assessing proposals for new housing priority will be given to the reuse of previously developed land within the existing urban area such as this site. Furthermore the development site is located in a sustainable location with good access to local services and transport options and is judged to accord with the aims of Policy CS15 (Sustainable Development and Climate Change). The acceptability of this proposal therefore turns on its effect on the character of the surrounding area and any other material considerations.

ii) Design, appearance and effect on character of streetscene

The proposal is to erect a detached dwelling within the former pub garden area comprising the application site. The applicant has sought to demonstrate in their planning submission that the size of the application site is not dissimilar to those residential plots in the immediate vicinity and therefore is not out of keeping with the prevailing pattern of urban development nearby. Officers concur with this assessment and are of the view that the development would in this regard be respectful to the spatial characteristics of the area and be in accordance with Policy CS17 of the adopted Fareham Borough Core Strategy.

The proposed design of the dwelling seeks to visually complement the characteristics of both the adjacent former pub building and the chalet bungalow to the west of the site (3 Leith Avenue) through the lowered eaves heights and dormer windows within the southern elevation. The proposed dwelling would step down in scale within the streetscene from the larger pub building to the smaller chalet bungalow accordingly. The position of the dwelling within the plot is also sympathetic in that it would be set back from the street frontage by a considerable distance thereby lessening its visual prominence. Similarly, when viewed from Seaview Avenue to the north the dwelling would sit comfortably within the streetscene and would not detract from the established character of that road.

Subject to a condition securing the use of appropriate external materials Officers consider the proposed dwelling to accord with the design criteria set out within Policy CS17 of the adopted Core Strategy.

iii) Effect on living conditions of neighbours and future occupants of new dwelling

The adjacent dwelling to the west of the site at 3 Leith Avenue features a large single storey flat roofed extension at the rear of the property. The proposed dwelling would stand on the opposite side of the dividing footpath and would not appear likely to restrict any light to or outlook from that neighbouring dwelling. The first floor landing window in the western elevation should be conditioned to be obscure glazed and fixed shut to prevent any overlooking.

A separate planning application is currently being considered by Officers in relation to the conversion of the former ancillary residential accommodation above the pub to two separate flats (planning application P/13/0106/FP). The proposed dwelling hereby being considered would not have any material harm on the living conditions of occupants of those flats either through the loss of light or outlook or in terms of their privacy.

The proposed dwelling is considered adequate in terms of the external amenity space provided, the level of privacy afforded to that garden area and the dwelling itself and the light to and outlook from the house. The proposal accords with Core Strategy Policy CS17 in that regard.

iv) Parking provision and highway safety

Means of vehicular access to the site is proposed via an existing crossover from Seaview Avenue. Whilst the existing vehicle movements through this access is minimal Officers do not consider that its use for private residential access to this single dwellinghouse would be harmful to highway safety given the adequate visibility currently afforded and the light traffic generation anticipated.

Two allocated parking spaces are proposed within a shared parking area to the north of the dwelling. The parking area is also proposed to have a further four parking spaces to serve

the flats above the former pub (subject of planning application P/13/0106/FP). The level of provision and turning space proposed is considered acceptable, as is the proposed bin and cycle storage facilities, and the proposal accords with the stipulations of the Council's adopted Residential Car & Cycle Parking Standards SPD for a three bedroom dwelling.

Planning conditions are suggested in relation to securing the retention of these parking and turning areas and in requiring further details of the levels of those areas in order to ensure safe passage of vehicles to and from the site. This is in recognition of the significant gradient of the land in this particular area of the site.

v) Open space and highways contributions

Policies CS20 (Infrastructure and Development Contributions) and CS21 (Protection and Provision of Open Space) of the Fareham Borough Core Strategy are relevant and the development would attract contributions towards improved highway infrastructure and the provision of off-site open space. The applicant has agreed to enter into a legal agreement to secure these contributions.

vi) Conclusion

Officers consider the proposal to accord with the relevant adopted policies of the development plan and national planning policy and recommend that planning permission be granted.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposed new dwelling is to be located within a sustainable urban location where the principle of new housing provision is supported by local and national planning guidance. The proposal would not detract from the character of the surrounding area or the living conditions of neighbours. The level of parking provision provided is acceptable and the proposal would have no adverse implications for highway safety. Other material considerations are not 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 comments of the Director of Regulatory and Democratic Services (Contamination);

(ii) 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 15th April 2013;

PERMISSION: samples of external materials; obscure glaze and fix shut to 1.7m - first floor window in western elevation; remove PD rights for outbuildings and rear extensions to dwelling; boundary treatment; landscaping and implementation; details of hardsurfacing materials; vehicular access constructed before occupation; car parking and turning areas provided and retained; bin/cycle storage; external levels; measures to prevent spoil and

mud on road; no burning on site; parking of operatives vehicles, storage of materials; hours of construction;

OR: In the event that the applicant/owner fails to complete the required Section 106 agreement by 16th October 2012

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

Background Papers

P/13/0105/FP

Updates

Members are advised that the Officer recommendation included in the report should read as follows:

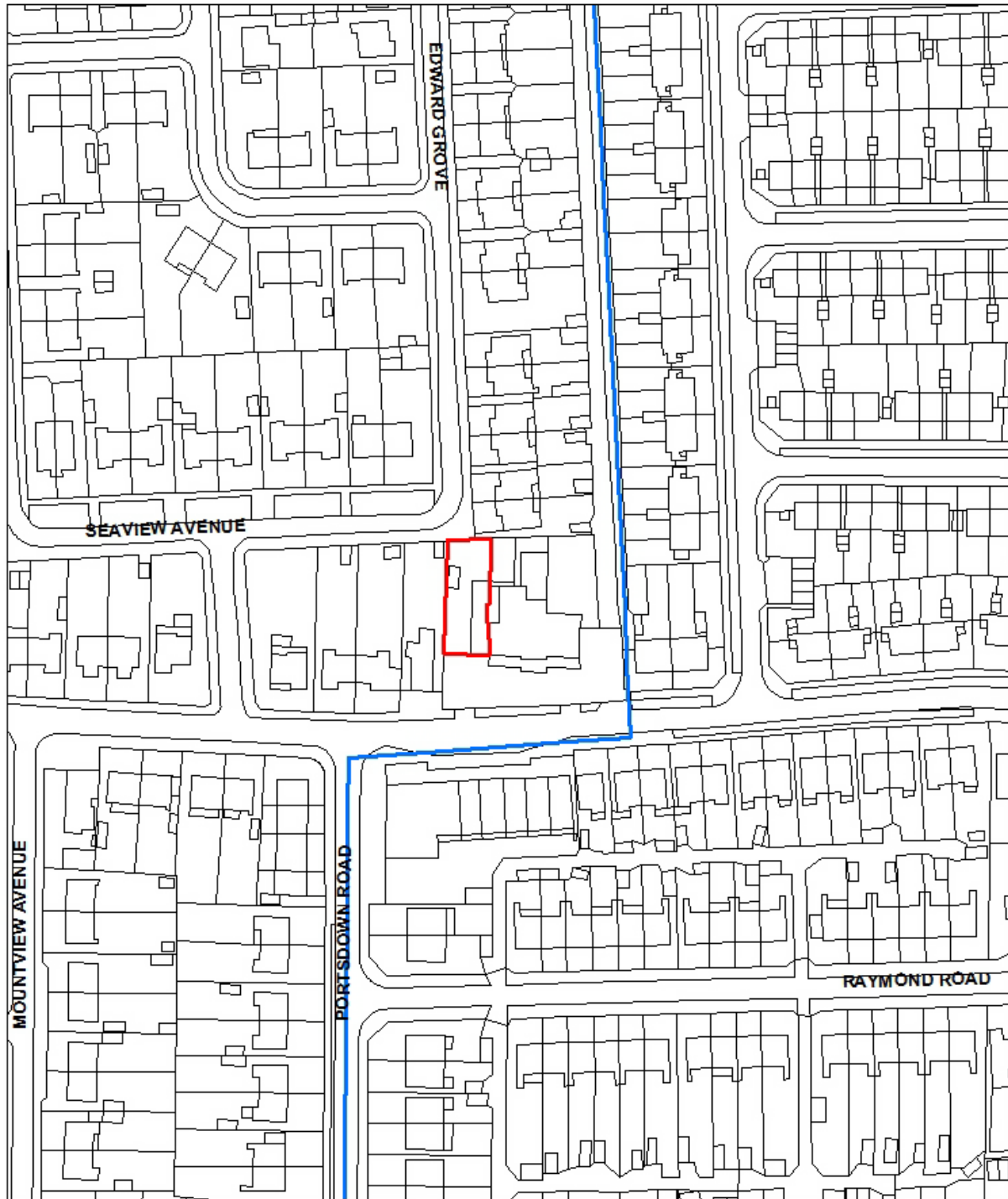
Subject to:

(i) the comments of the Director of Regulatory and Democratic Services (Contamination);

(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



Portsdown Inn
Scale 1:1250

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