

P/13/0238/FP

SARISBURY

MR RICHARD BUNDY

AGENT: D.DESIGN

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO STOREY HOUSE
45 BURRIDGE ROAD BURRIDGE SO31 1BY

Report By

Susannah Emery Ext 2412

Site Description

This application relates to a site to the south-west of Burridge Road within the countryside. The site is currently occupied by a detached bungalow which has been vacant for some time. There are a number of dilapidated outbuildings within the rear garden which has become overgrown with shrubs and small trees.

Description of Proposal

Planning permission is sought for the demolition of the existing bungalow and the erection of a two storey 4-bed dwelling. A detached double garage/store is proposed at the rear of the site with access along a driveway to the western side of the dwelling. The existing gated access to Burridge Road would be retained along with the laurel hedgerow on the frontage.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

- CS5 - Transport Strategy and Infrastructure
- CS14 - Development Outside Settlements
- CS15 - Sustainable Development and Climate Change
- CS16 - Natural Resources and Renewable Energy
- CS17 - High Quality Design

Fareham Borough Local Plan Review

- DG4 - Site Characteristics

Relevant Planning History

A pre-application enquiry was submitted in February 2013. Officers expressed their general support for the proposal.

Representations

One letter has been received raising the following concerns;

- No objection in principle to a replacement dwelling however a two storey dwelling will result in significant loss of light to the side elevation of neighbouring dwelling
- The proposed garage/store would be disproportionately large for a dwelling and plot of this size and would be inappropriately positioned
- The garages to other properties along Burridge Road are positioned just beyond the rear wall of the dwelling
- The provision of a driveway running the length of the garden would cause unnecessary

disruption to privacy as well as requiring removal of a number of mature trees and impacting outlook

Consultations

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

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

Director of Planning & Environment (Ecologist) - The application is supported by a Phase I and II Bat Survey (Ecosupport Ltd, September 2012). Further clarification is required from the applicant (to be provided by their ecologist) prior to further consideration of the application. The report provides the results of internal and external inspections of the existing dwelling, and a follow up emergence survey for bats due to the low potential the building holds for supporting roosts. No evidence of use by bats was found. Although the survey was carried out late in the season, I am satisfied that due to the level of potential, and the inspectability of the property (with unlined roof), the surveys are adequate.

The design and access statement describes the site as containing several dilapidated outbuildings, which shall be removed, along with various shrubs and trees. The remainder of the site, including other buildings, is not addressed by the ecological report. Depending on the nature of the buildings and of the site, and extent of proposed works, there may be potential for bats or other protected species (such as reptiles, nesting birds, or even Dormice - for which there is a record within 500 m) to be impacted by the proposals. In line with the requirements of NPPF, Circular 06/2005, and NE Standing Advice, further information should be sought as to the nature of the remainder of the site and assessment of any ecological impacts. Further surveys may be required.

Director of Planning & Environment (Arborist) - Comments awaited

Planning Considerations - Key Issues

The main considerations in the determination of this planning application are;

- Impact on the Streetscene/Character of the Area
- Impact on Residential Amenity
- Highways
- Ecology

Impact on the Streetscene/Character of the Area

The site is located within the countryside and therefore policy CS14 of the Fareham Borough Core Strategy relating to 'Development Outside Settlements' is of relevance. The policy states that built development outside of the defined settlements will be strictly controlled to protect the countryside from development which would adversely affect its landscape character, appearance and function.

Burridge Road has an almost continuously built up frontage consisting of a variety of different house types and styles. This proposal is for the erection of a replacement dwelling rather than frontage in-fill which can consolidate development in countryside locations. The neighbouring properties to either side of the application site are both two storey dwellings. The streetscene drawing submitted with the application illustrates that the proposed dwelling would sit comfortably within the streetscene being of similar height and size to neighbouring properties. The proposed dwelling would be approx 1.5 metres wider than the

existing dwelling extending closer to the neighbouring property to the west (No.49). However there is a driveway between the two dwellings and a minimum separation distance of 4.6 metres would be retained.

The proposed garage/store to be sited at the rear of the site would have a large footprint but it would replace a number of outbuildings which would be removed from the site including a large shed within a similar position. Due to its siting the garage would not be prominent within the streetscene and it would not extend further into the countryside than other ancillary residential structures to the south side of Burr ridge Road.

The existing dwelling appears at odds with adjacent development and has a run down and dilapidated appearance. It is not considered that the proposal would have any detrimental impact on the visual amenities of the streetscene or character of the area.

Impact on Residential Amenity

The occupants of the neighbouring property to the west (No.49) are concerned that the proposal may result in the loss of light to windows within the side elevation of their dwelling. These windows do not serve habitable rooms and consist of a ground floor utility room, a landing and two obscure glazed first floor bathroom windows. The neighbouring property is also staggered back further from Burr ridge Road than the proposed dwelling so that most of the windows would not be directly obstructed. As stated above a large gap measuring a minimum of 4.6 metres at the front of the dwelling increasing to 5.2 metres at the rear would be retained. It is therefore not considered that there would be a detrimental loss of light to the neighbouring property to the west.

The proposed dwelling would be located no closer to the neighbouring property to the east (No.43) than the existing bungalow. There are a number of ground and first floor windows within the side elevation of this property which are obscure glazed. There would be 5.5 metres between the two dwellings and officers do not consider that there would be any detrimental impact on the amenities of the neighbouring property in terms of loss of light or outlook.

Concerns have been raised that the use of the driveway which would extend the length of the rear garden would be disruptive to the occupants of the neighbouring property. Officers appreciate the concerns raised however in light of the likely limited number of vehicle movements and size of the adjacent plot officers do not consider that the use of the driveway would have a significant impact on residential amenity . Siting the proposed garage closer to the rear of the dwellings would in officers opinion be more likely to have a negative impact upon the neighbouring property. It is also worth noting that a large garage could be erected within the rear garden with a driveway without the need for planning permission unless permitted development rights were to be removed.

Highways

The proposal utilises an existing access on to Burr ridge Road. The dwelling currently has a gated entrance but no formal driveway as the frontage and access track to the side of the dwelling is currently laid to grass. The dwelling would be provided with ample car parking within the detached garage and on the driveway. The proposal therefore complies with the standards set out within the Fareham Borough Council Residential Car and Cycle Parking SPD.

Ecology

The Council's Ecologist has advised that the ecological report submitted with the application also needs to address the removal of outbuildings and vegetation from the rear garden and any potential impact on protected species. An extended report has been requested and an update on this will be provided at the committee meeting.

In conclusion the proposal accords with the relevant policies of the Fareham Borough Local Plan Review and the Fareham Borough Core Strategy and is considered acceptable subject to conditions.

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

Subject to;

- i) Receipt of extended ecological report to the satisfaction of the Council's Ecologist by 24 April 2013;
- ii) Comments from the Director of Planning and Environment (Arborist)

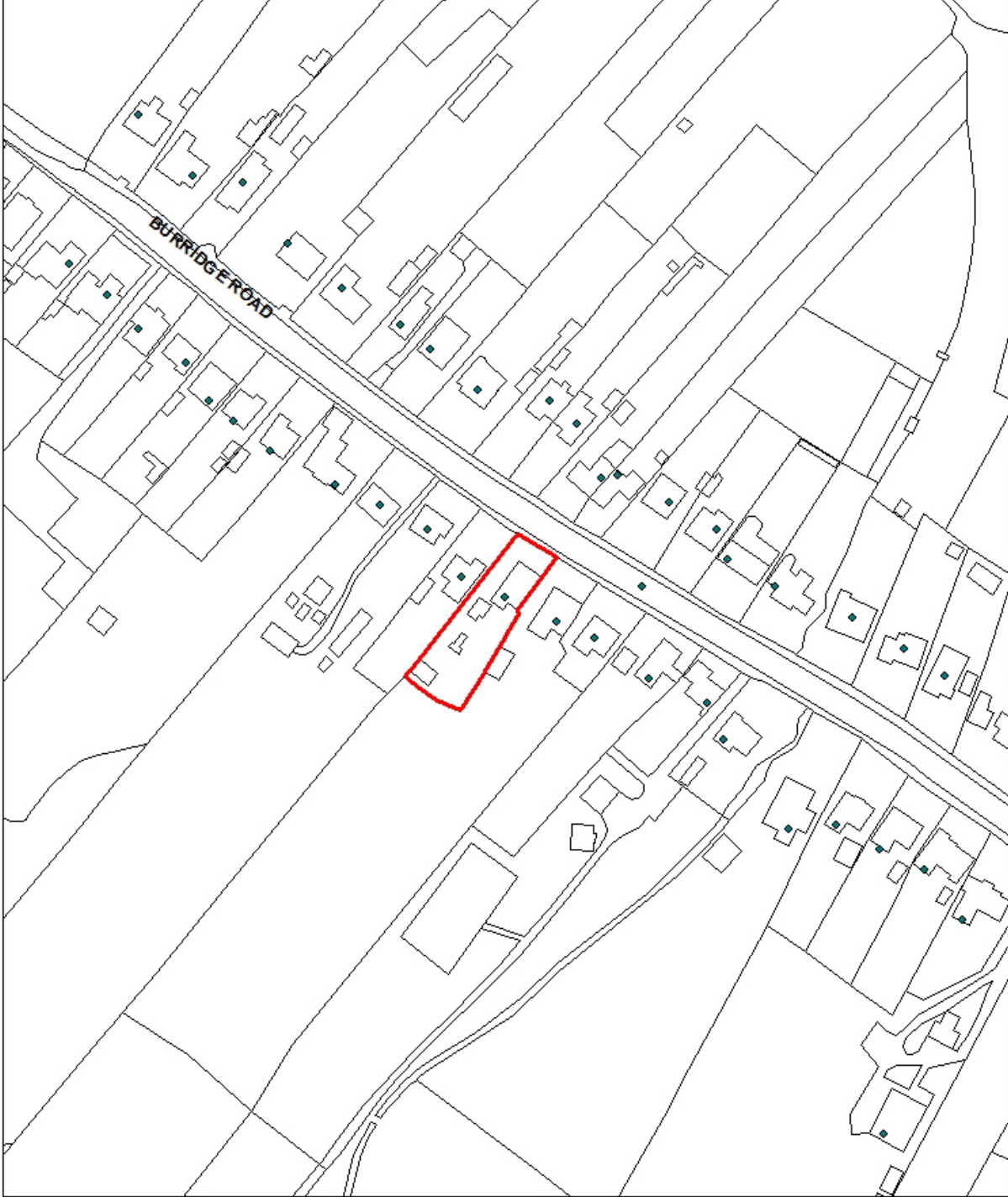
PERMISSION: Materials, Hardsurfacing, Boundary Treatment, Parking, Visibility Splays 2m x 49m, Level 4 Code for Sustainable Homes, Obscure Glaze & Fix Shut to 1.7m first floor windows side elevations, Use of garage incidental to dwelling, Construction Hours, No Mud on Road, No Burning on Site

Background Papers

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FAREHAM

BOROUGH COUNCIL



45 Burrige Road
1:1250

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