

P/13/0274/VC

LOCKS HEATH

FOREMAN HOMES LTD

AGENT: FOREMAN HOMES LTD

VARIATION OF CONDITION 2 (PLANS IN ACCORDANCE), CONDITION 6 (PARKING), CONDITION 7 (BLOCK UP CAR PORTS) AND CONDITION 8 (MINOR ALTERATION TO BOUNDARY PLOT 10) OF P/10/0290/FP

MONTEREY DRIVE ,LOCKS HEATH - LAND AT - SOUTHAMPTON HAMPSHIRE SO31 6NW

Report By

Kim Hayler - Ext 2367

Site Description

The application site encompasses Plots 2, 3, 4, 9 and 10 of the Foreman Homes development of 10 dwellings, permitted by planning permission P/10/0290/FP and forming the extension of the southern spur of Monterey Drive.

Description of Proposal

The proposal seeks variation of the following conditions:

Condition 2 - Amended plan references to substitute new floorplans, elevations and site layout

Condition 6 - Variation of parking layout

Condition 7 - Relief from restriction to prevent enclosure of car ports to form garages

Condition 10 - Amendment of landscape layout for Plot 10 to allow minor enlargement of parking area

Policies

The following policies apply to this application:

Fareham Borough Core Strategy:

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Fareham Borough Local Plan Review:

DG4 - Site Characteristics

Residential Car and Cycle Parking Supplementary Planning Document

Relevant Planning History

The following planning history is relevant:

P/10/0390/FP - Erection of Ten Dwellings with Vehicular Access from Monterey Drive - Granted on appeal 17 February 2011

Representations

One representation has been received objecting on the following grounds:

The proposed changes are a ploy by the developer to achieve intended aims through piecemeal methods;

Proposed garages will not be used;
Remaining parking areas will be inadequate so that parking will spill over into the remainder of Monterey Drive;
The plans are not clear over the changes to Plot 10 so this is objected to also.

Consultations

Director of Planning & Environment (Highways) - There will be sufficient space available on site to accommodate the likely demand for parking, following the conversion of the car ports to double garages. Consequently, no highway objection is raised.

Director of Planning & Environment (Arboriculture) - There are no arboricultural implications as a result of the minor alterations to the boundary of Plot 10.

Planning Considerations - Key Issues

Although the variation of four conditions (under P/10/0390/FP) is involved, the aim is a single one, to seek permission to infill the existing double car ports on the specified plots to form garages, with other matters being peripheral to this.

The approved development (and as built) provides for only car ports and other external parking. The applicants have advised that feedback from their customers is that for dwellings of the size involved, they would expect to have garages.

The Residential Car and Cycle Parking SPD sets out the parking level requirements for residential developments and, in this case requires that, outside of garages, three car parking spaces should be provided for each of the dwellings. With the exception of Plot 10, this level of parking is available and can be provided at plot 10 by the minor widening of the existing hardstanding to the north of the dwelling, involving minor movement of an existing garden wall (this is the alteration referred to under condition 10). As a result no objection is raised by the Highways Officer.

The minor adjustment of the wall to Plot 10 will move this slightly closer to the existing mature trees to the north but the arboricultural Officer is not concerned that this would be harmful.

The changes to the design of the properties on Plots 2, 3, 4 and 9 will necessitate the relocation of a dining room window in each case to the side elevation but this will not have any consequences for privacy. The infilling of the car ports themselves will affect the appearance of the dwellings but not so as to be harmful to the character or appearance of the new development.

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 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: substitution of amended plans; materials to match; Wall on Plot 10 to be

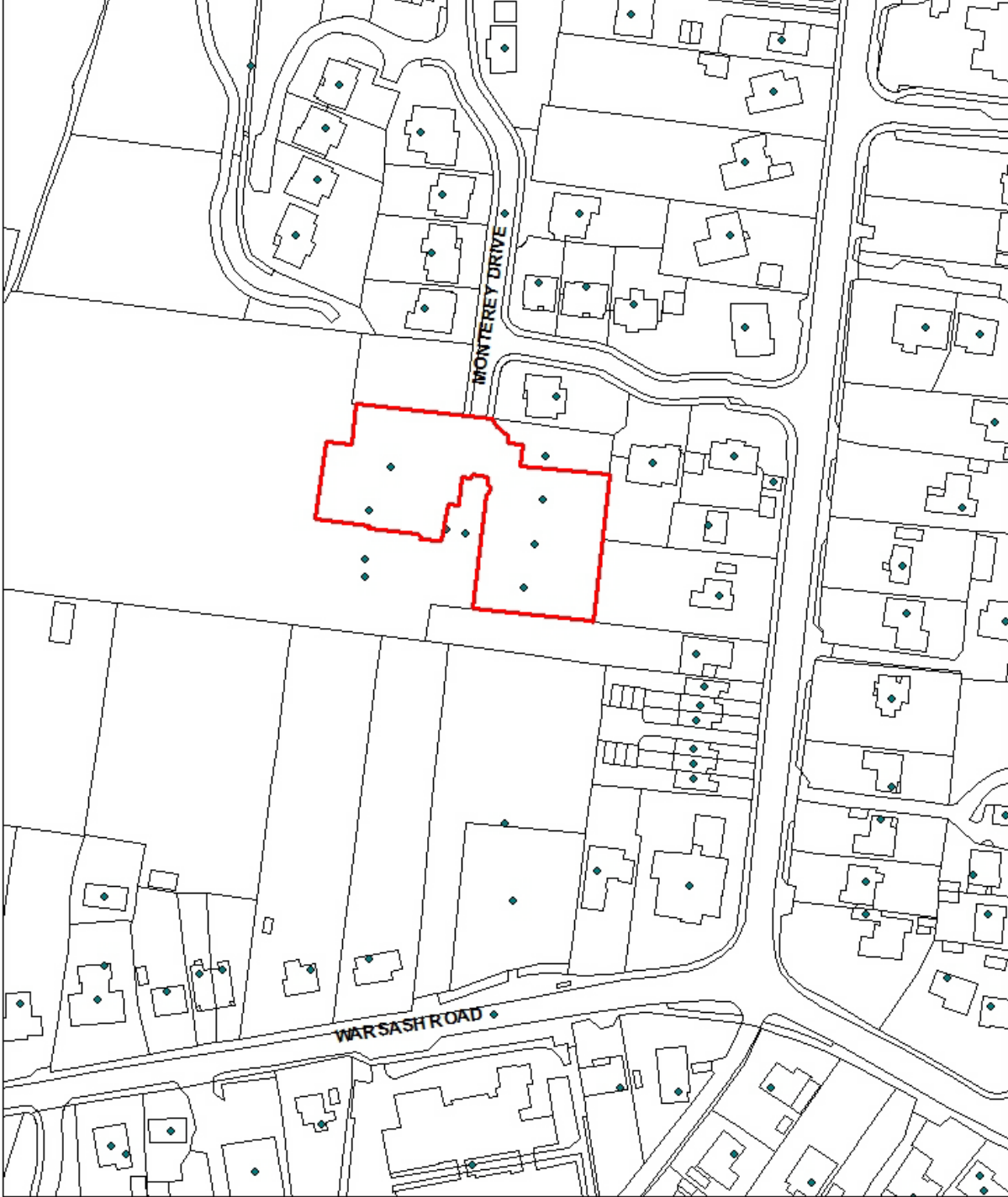
repositioned before existing car ports on that plot are converted to garages; other conditions of P/10/0390/FP to continue to apply

Background Papers

P/10/0390/FP; P/13/0274/VC

FAREHAM

BOROUGH COUNCIL



Monterey Drive
1:1250

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