

P/17/0902/FP

REGAL HOMES

TITCHFIELD

AGENT: ANDERS ROBERTS &
ASSOC

1NO. FOUR BEDROOMED CHALET BUNGALOW (ALTERNATIVE SCHEME TO
P/17/0513/FP)

23 APPLETON ROAD FAREHAM HAMPSHIRE PO15 5QH

Report By

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Site Description

The application site is located within the existing defined urban area of Fareham (Catisfield), and presently forms part of the rear garden area of 23 Appleton Road, an existing chalet bungalow within a ribbon of residential development comprising a mix of residential properties. Appleton Road is a cul-de-sac serving 48 properties. This residential area of western Fareham is characterised by mixed styles and types of property, including detached, semi-detached and terraced. The majority of the properties are two storeys, although there are also bungalows and chalet bungalows in the street. The properties are constructed with traditional materials including bricked, rendered and tile hung elevations under pitched tiled roofs. The streets comprise maintained front gardens with each property benefitting from its own private access and driveway.

The site itself comprises the rear garden of 23 Appleton Drive, which benefits from a 45m long rear garden. The existing landscaped garden, which is largely laid to lawn, is bounded by mature trees and hedgerows, including a belt of mature trees to the western boundary with the properties on Chatsworth Close. Located within the defined urban area, the site is considered to be sustainable, and less than 30 minutes walk to Fareham Railway Station.

Description of Proposal

This application seeks planning permission for the construction of 1no. four bedroomed detached chalet bungalow within the rear garden of 23 Appleton Road. Planning permission was granted in June 2017 for the construction of a 3-bedroomed bungalow on the site (Application Reference: P/17/0513/FP). The scheme represents a minor amendment to the current scheme to allow for the provision of 2-bedrooms within the roof space. The overall footprint of the property does not increase, and the overall ridge height only increases by 25mm (the height of the proposed ridge tile). The main changes are in the re-pitching of the roof on the side elevations, and the provision of 6no. rooflights on the eastern (front), northern and western elevations. The proposed dwelling would comprise an open plan kitchen/dining area, and separate lounge and two bedrooms at ground floor level with 2no. further bedrooms at first floor level. The proposed property would be located 20m from the rear elevation of the host dwelling, and 25.5m away from the rear elevation of the closest property on Chatsworth Close (No.17).

The site has been designed to provide 3no. off street car parking spaces for the host dwelling, and 3no. off street car parking spaces for the proposed dwelling. The host dwelling would retain a 13m long rear garden, and the proposed dwelling would include a 11.5m private rear garden, and a 4m front garden.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS6 - The Development Strategy

CS7 - Development in Fareham

CS17 - High Quality Design

Approved SPG/SPD

RCPSPG - Residential Car Parking Guide (replaced 11/2009)

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

<u>P/17/0513/FP</u>	1 no. three bedroomed bungalow within the rear garden of existing dwelling	
	APPROVE	08/06/2017

Representations

Eight respondents have objected to the proposed development. The key matters of concern raised were:

- Overlooking and loss of privacy;
- Overdevelopment of the site - increased car parking.

Planning Considerations - Key Issues

The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- Principle of the development;
- Impact on living conditions to neighbouring occupiers;
- Private amenity space;
- Design and Appearance of the proposal;
- Highway safety and car parking; and,
- Ecology.

Principle of the development:

The site is located within the defined urban area of Fareham, where there is a presumption in favour of new development, in principle. The site, located within Catisfield represents a

highly sustainable location for new development, providing a wide range of services and facilities, including schools, shops, access to public transport and a wide mix of employment opportunities.

In addition, the principle of the development has already been established following the grant of planning P/17/0513/FP, for a 3-bedroomed bungalow on the site.

Impact on Living Conditions:

This planning application proposes the construction of 1no. detached, chalet bungalow with the first floor accommodation set entirely within the roof space. There is only a minor external change to the property from that of the extant planning permission, with a 25mm increase in the ridge height and the side pitches of the roof increased to provide the additional internal roof space.

Six rooflights are proposed; three on the rear elevation (facing Chatsworth Close), two on the front elevation (towards the host dwelling), and one on the northern elevation towards 25 Appleton Road.

Two of the three rooflights on the rear elevation would be obscure glazed (serving bathrooms), and all three would have cill heights of 1.2m above finished floor level. Whilst not above head height (normally 1.7m), the bathroom windows would be over 26m from the rear elevation of 17 Chatsworth Close, and the rear facing bedroom window (clear glazed) would be 28m away from the rear elevation of 17 Chatsworth Close. This level of separation exceeds the minimum level sought by the Adopted Design Guidance (22m), coupled with the provision of a mature tree belt along the boundary between the two properties would ensure that the proposal would not have an adverse impact on the living conditions of neighbours. The existing wire mesh fencing along the boundary would also be replaced with a 1.8m high close-boarded timber fence, ensuring the garden areas remain private.

The two front facing rooflights would both be set at 1.2m above the finished floor level, and would serve the two first floor bedrooms. These windows would be set 22m away from the first floor, rear facing window of the host dwelling. The two windows would also be over 28m away from the rear elevation of 25 Appleton Road and 33m away from the rear elevation of 19 Appleton Road. Both these levels of separation exceed the minimum 22m level of separation sought in the Adopted Design Guidance, and therefore it is considered that the proposal will not have an adverse impact on the living conditions of occupiers of 19, 23 or 25 Appleton Road.

Finally, the proposed rooflight on the northern elevation would be set at 1.7m above the finished floor level, and would therefore ensure no overlooking to the rear garden of 25 Appleton Road.

Therefore, having regard to the above, it is considered that the proposals would not have a detrimental impact on the amenities of neighbouring occupiers, and complies with and largely exceeds the requirements of the Design Guidance.

Private Amenity Space

The application proposal includes a private rear garden with a length of between 11.5m and width of 18m, providing a good level of outdoor amenity space. It is acknowledged that the

site does include a drainage ditch to the rear of the garden, which would need to be maintained, together with a number of mature trees. The boundary trees are proposed to be retained as part of the development proposal, and whilst this does reduce the usable garden length, the level of space provided retains a generous open space for the development proposed.

Design and Appearance

The application seeks the erection of a traditionally constructed rendered and pitched tiled roof. 23 Appleton Road is a rendered property, as are several other properties along Appleton Road. The design and appearance of the proposed dwelling is therefore considered to reflect the broad character of other properties in the street scene, and would therefore be an appropriate design approach for this backland site.

Highway Safety and Car Parking

The site is located on a quiet residential street. The development makes use of the existing access arrangement to the site, and therefore consideration of the proposal falls under the remit of Hampshire County Council's Standing Advice for highway considerations. The proposal would result in the provision of 3no. off street car parking spaces for the host dwelling and 3no. off street spaces for the proposed dwelling, which accord with the Council's Adopted Car Parking Standards. Both properties would be able to enter and exit the site in a forward gear. Provision of bin and cycle storage is subject to condition.

Ecology

The Solent coastline provides feeding grounds for internationally protected populations of overwintering birds and is used extensively for recreation. Natural England has concluded that the likelihood of a significant effect in combination arising from new housing around the Solent cannot be ruled out. Applications for residential development within the Borough therefore need to propose measures to mitigate the direct impacts of their development on the Solent SPA. This can be done by the provision of a financial contribution of £181.00 per dwelling. The applicant made this payment under the earlier approved application (P/17/0513/FP) and therefore is considered to have satisfactorily addressed the mitigation concerns.

Conclusion:

In summary, it is considered that the proposed construction of 1no. four bedroomed detached dwelling accords with the principles of the adopted Design Guidance and Parking Standards. The levels of separation, siting, design and layout of the property is considered appropriate for the existing, built-up residential environment, and would not therefore be detrimental to the living conditions of neighbouring occupiers. The proposal would not have a detrimental impact on highway safety or the ecology of the local area.

Based on the above it is considered the proposal complies with development plan policies and therefore the application is recommended for approval.

Recommendation

PERMISSION

Conditions

1. The development shall begin before the expiration of three years following the date of this decision.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

a) Site, Block and Location Plan (Drawing: 8878/200 Rev B);

b) Proposed Floor Plans, Elevations and Existing Garage Plan (Drawing: 8878/201 Rev B).

REASON: To avoid any doubt over what has been permitted.

3. No development above the damp proof course shall take place until details of all materials to be used in the construction of the dwelling hereby permitted, have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development, in the interests of visual amenity.

4. Notwithstanding the provisions of Classes A, B or C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no extensions, no additions or alterations to the roof shall be constructed within the curtilage of the/any dwellinghouse hereby approved unless first agreed in writing with the Local Planning Authority.

REASON: To protect the outlook and privacy of the adjacent residents.

5. The dwelling hereby approved shall not be occupied until the approved parking and turning areas (where appropriate) for that property has been constructed in accordance with the approved details and available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times.

REASON: In the interests of highway safety.

6. No development shall proceed beyond damp proof course level until a landscape scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the Local Planning Authority in writing.

REASON: In order to secure the satisfactory appearance of the development; in the interests of visual amenities of the locality.

7. The landscaping scheme, submitted under Condition 6, shall be implemented and completed within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

8. None of the development hereby approved shall be occupied until a plan of the position, design, materials and type of boundary treatment to be erected to all boundaries has been submitted to and approved in writing by the Local Planning Authority and the approved boundary treatment has been fully implemented. It shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect the privacy of occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

9. No development shall proceed beyond damp proof course (DPC) level until details of secure cycle storage and bin storage have been submitted to and approved by the Local Planning Authority in writing. The secure cycle stores and bin storage area shall be provided before any dwelling is first occupied and shall thereafter be retained and kept available for use at all times.

REASON: In the interests of visual amenity and in order to facilitate modes of transport alternative to the private car.

10. The drainage ditch to the rear (western) boundary of the site shall be retained for the lifetime of the development.

REASON: To ensure that the development is satisfactorily drained.

11. Surfacing of the proposed driveway and parking and turning courtyard shall be implemented in block paving or some other bound but permeable surface to aid water disposal prior to the first occupation of the development.

REASON: In the interests of residential amenity.

12. The construction of the development and associated works shall not take place on Sundays or Public Holidays or any time otherwise than between the hours of 0800 hours and 1800 hours Monday to Friday and 0800 hours and 1300 hours on Saturday.

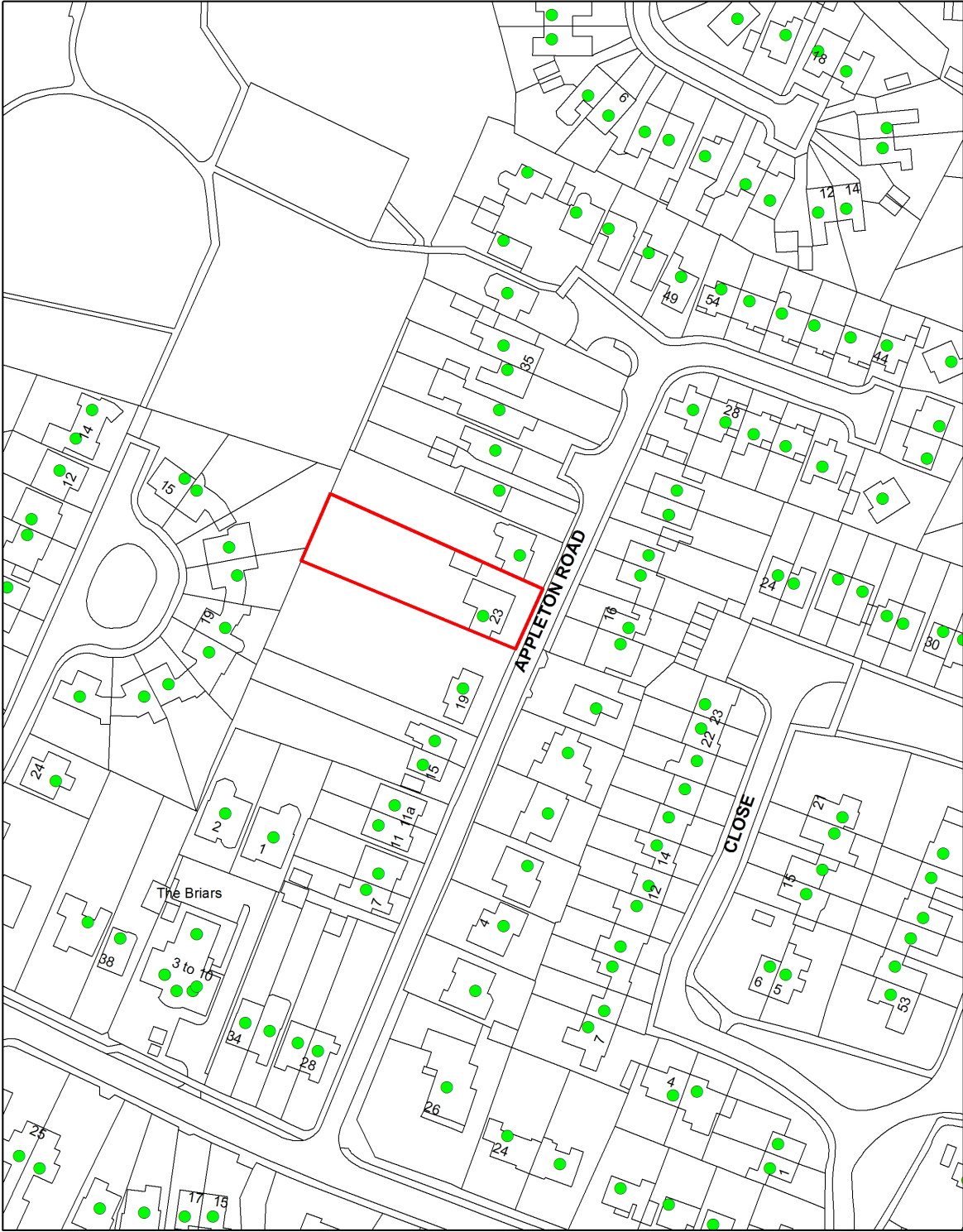
REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

Background Papers

P/17/0902/FP; Please see relevant planning history above.

FAREHAM

BOROUGH COUNCIL



23 Appleton Road
1:1,250



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