

**P/17/1494/FP**

**WARSASH**

ANZEN PROPERTIES LTD

AGENT: H L F PLANNING LTD

REPLACEMENT DWELLING, CAR EMPORIUM, POOL HOUSE AND DETACHED GARAGE

50 NEWTOWN ROAD WARSASH SOUTHAMPTON SO31 9FZ

***Report By***

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***Site Description***

The application site is located on the western side of Newtown Road, and lies partly within the existing defined urban area of Warsash, although the majority of the garden area lies within the countryside. The site is set back behind frontage development along Newtown Road, and is accessed via a 60 metre long driveway. The site is not therefore visible from the street scene. The existing property is a 1930s 'mock' Tudor designed 2.5 storey dwelling with a detached garage building and annex. These would be demolished as part of the proposal.

The site comprises a large garden area which gently slopes down towards the mouth of the River Hamble, offering views across the Solent towards Hamble Point Marina and the Fawley Oil Refinery. There is existing boundary vegetation to the north of the site, which forms in part the boundary with the Strawberry Fields area of public open space. The Strawberry Fields lie within the Warsash Conservation Area. The southern boundary of the site comprises a ribbon of mature trees, with residential properties (58 and 60 Newtown Road) beyond. An area of mature vegetation centrally within the site would be removed as part of the proposal.

The area is largely residential with the eastern and western sides of Newtown Road comprising mixed characters. The eastern side comprises smaller, more densely constructed properties, with the western side a more loosely developed character with larger well landscaped plots, many with views out across the River Hamble. Newtown Road is located close to services and facilities within Warsash, a short walk to the north of the site.

***Description of Proposal***

This application seeks planning permission for the construction of 1no. five bedrooomed detached modern property set over three floors under a flat roof. In addition to the replacement dwelling, several ancillary outbuildings are being sought, including a triple bay garage building, private car store (called a car emporium) and a separate pool house. The three outbuildings are all single storey under flat roofs ensuring their visual appearance is reduced.

The proposed dwelling would include a large open plan kitchen/living/dining room, games room and two bedrooms at ground floor level. At first floor level are two further bedrooms, with formal living room and a study, whilst at second floor level a master bedroom suite would be provided.

The proposed dwelling would be set 7 metres further to the west than the existing property, and would therefore be set at a slightly lower level on the site than the existing 2.5 storey house. In addition, the garage and car emporium would be largely set to the east of the house, ensuring they would not be visible from views from the River Hamble.

The pool house would be set a further 13 metres to the southwest of the house, at a lower

elevation in the site, and would be sited behind the ribbon of mature trees that run down the southern part of the garden.

The scheme has been amended since its original submission to incorporate a dark grey rendered finish, dark grey window frames and soffits/fascias and additional external louvres on the upper parts of the glazed areas providing a more muted appearance to the structures to reduce the visual appearance of the building when seen from the River Hamble and beyond.

### ***Policies***

The following policies apply to this application:

#### **Approved Fareham Borough Core Strategy**

CS14 - Development Outside Settlements

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

### ***Relevant Planning History***

The following planning history is relevant:

<b><u>P/11/0841/FP</u></b>	<b>CONVERSION OF DETACHED GARAGE INTO TWO BEDROOM ANNEXE AND EXTERNAL CHANGES TO BUILDING INCLUDING BUILD UP HIPS TO GABLE ENDS, INSERTION OF EIGHT ROOFLIGHTS INTO NORTHERN &amp; SOUTHERN ROOF PLANES, PROVISION OF JULIET BALCONY TO REAR GABLE ELEVATION AND REVISED FENESTRATION ARRANGEMENT</b>
	APPROVE 21/09/2012
<b><u>P/05/0254/FP</u></b>	<b>Demolition of Existing Dwelling and Erection of Five Apartments (Alternative to P/04/0852/CU)</b>
	PERMISSION 02/06/2005
<b><u>P/04/0852/CU</u></b>	<b>Extensions to Existing Building and Conversion to form Four Apartments.</b>
	PERMISSION 30/07/2004
<b><u>P/04/0324/FP</u></b>	<b>Erection of Two Storey Side &amp; Rear Extensions &amp; Alterations to Roof &amp; Provision of Two Rear Dormers</b>
	PERMISSION 13/07/2004
<b><u>P/02/0230/FP</u></b>	<b>Erection of Bungalow &amp; Garage</b>

### ***Representations***

7no. respondents have commented on the proposed development, including 6no. letters of objection and 1no. letter of support. The key matters of concern raised were:

- Design out of keeping with the character of the area;
- Commercial use (car emporium) not suitable in residential area;
- Visual impact on the landscape;
- Loss of trees and other vegetation on the site;
- House would be moved from urban area to countryside;
- Harmful impact on Warsash Conservation Area

### ***Consultations***

INTERNAL:

Conservation Planner - No objection

Tree Officer - No objection

### ***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 the character of the area;
- Impact on living conditions to neighbouring occupiers; and,
- Design and Appearance of the proposal.

Principle of the development:

The site is located partially within the defined urban area of Warsash, and partly within the designated countryside. The proposal is a one-for-one replacement dwelling where the existing dwelling and annex would be demolished. Therefore, there is a presumption in favour of new development, in principle. The site, located within Warsash and represents a highly sustainable location, providing a wide range of services and facilities, including schools, shops, access to public transport and employment opportunities.

Impact on the character of the area:

The site is located adjacent to the Strawberry Fields public open space, which also forms the edge of the Warsash Conservation Area. The proposal has been assessed by the Council's Conservation Planner, who raised no objection to the replacement dwelling.

There is a significant amount of development visible up and down the length of the River Hamble, largely defining the character of the area as a mixed residential character, with properties, many of which are large and prominent, set in well landscaped plots, with properties distinct and separated by arms of vegetation.

Many of the properties are highly visible from the river frontage, and this adds to the mixed character of the river. However, it is important to recognise the importance of preserving this mixed countryside setting, and therefore the retention of boundary planting, and ensuring new dwellings sit comfortably within the setting of their sites is achieved in order to

preserve this character.

The proposed dwelling is larger in scale, and includes a number of new outbuildings, the most prominent part of the existing structures comprises the existing garage building and the northwest elevation of the house. The area where the existing garage sits would be replaced with new landscaping, and the northwestern elevation of the proposed house is set lower in the site, is narrower and with a flat roof, would be overall less visually prominent when viewed from the Strawberry Fields. The grey rendered and clad elevations would ensure the appearance of the structure is more muted in the landscape setting than the original white rendered proposed or indeed the existing white and cream rendered house and garage building.

Overall, due to the positioning of the proposed dwelling lower on the site than the existing house, the proposal would appear only 200mm higher than the existing property. This would also ensure that more of the property would be obscured from view by the existing boundary vegetation to the southern boundary of the Strawberry Fields area of open space.

The garage building and car emporium would be largely screened from view by the proposed dwelling, and with the retention of trees within the site, along the southern boundary, the visual appearance of the pool house would be partially screened from views from the River Hamble.

In addition to the muted render and cladding proposed, the dark window frames and the provision of heavy eaves and external louvres would contribute towards reducing the visual glare from the glazing.

Therefore, it is considered that subject to the provision of appropriate finished materials, and submission of a detailed landscaping scheme, that the increased size of the proposed dwelling, and provision of additional outbuildings would not have a harmful impact on the character of the area, which would be seen within the surrounding landscape setting. The proposal would therefore accord with the requirements of Policies CS14 and CS17, and would not have a detrimental impact on the character and appearance of the Warsash Conservation Area.

#### Impact on Living Conditions:

The proposed dwelling has been carefully sited and orientated to ensure the impact on the living conditions of neighbouring occupiers are not adversely affected. The proposed eastern elevation would be located over 35m away from the western elevation of 54 Newtown Road. 54 Newtown Road is an existing two storey dwelling which is orientated in a north-south direction, with the majority of its windows directed in a southerly direction towards its rear garden. Whilst the proposed dwelling would be situated further to the south than the existing, given the increased level of separation, any view from the first floor windows of 54 Newtown Road would only be at an acute angle. The proposed garage building and car emporium comprise a ridge height of only 3.3 metres, and would be set at a lower level than 54 Newtown Road. It is considered that the proposals would not therefore have an adverse impact on the living conditions of these occupiers.

The two storey southern elevation of the proposed dwelling would also be located over 30 metres away from the southern boundary of the site. The southern boundary comprises the driveway to 58 Newtown Road, with 60 Newtown Road situated almost 90 metres away (to the southeast).

48 Newtown Road is a large, two and a half storey property located to the north of the existing property. The existing garage building forms part of the northern boundary, and

would be demolished as part of this proposal. This area would be landscaped, thereby improving the level of separation between built form, and enhancing the overall appearance and level of vegetation at this prominent part of the site.

Windows on the northern elevation of the proposal would be set at a high level, and the building would be located over 17 metres away from the boundary with 48 Newtown 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.

## Design and Appearance

The application seeks the erection of a modern, three storey, flat roofed dwelling house, with glazed and rendered and clad elevations. Whilst the majority of properties along this part of the River Hamble are of a more traditional vernacular, there are examples of flat roofed scheme within the centre of Warsash, and at the Warsash Maritime Academy. The proposal would not be visible from the road frontage development along Newtown Road.

It is important to highlight that it is the responsibility of the Local Planning Authority to promote good quality design in the granting of planning permission, as advocated in the National Planning Policy Framework and within the Local Plan. It is important to recognise that the provision of modern designed properties, when aesthetically considered can make a significant contribution towards enhancing the local area.

The provision of a modern designed property in this large plot, which has been carefully considered, including its sited, orientated and through the use of appropriate materials to ensure it sits comfortably within a largely rural setting is considered to accord with the requirements of Policy CS17, and would not appear overtly prominent when viewed in the wider landscape setting, including from the River Hamble and from the waters edge.

In summary, it is considered that the proposed construction of 1no. five bedrooomed detached dwelling to replace the existing 1930s property accords with the principles of the adopted Design Guidance and Parking Standards. The levels of separation, siting, design and layout of the property and the outbuildings are considered appropriate for the site, and would not therefore be detrimental to the living conditions of neighbouring occupiers or on the character and appearance of the 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 subject to 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) Location and Block Plan (Drawing: 1731 01);
- b) Location and Block Plan (Drawing: 1731 02);
- c) Extended Site Plan (Drawing: 1731 03);

- d) Site Plan (Drawing: 1731 04);
- e) Ground Floor Plan (Drawing: 1731 05);
- f) First Floor Plan (Drawing: 1731 06A);
- g) Second Floor Plan (Drawing: 1731 07A);
- h) Roof Plan (Drawing: 1731 08);
- i) Front Elevation (East) (Drawing: 1731 09B);
- j) Side Elevation (South) (Drawing: 1731 10B);
- k) Side Elevation (North) (Drawing: 1731 11B);
- l) Rear Elevation (West) (Drawing: 1731 12B);
- m) Elevation Reveals (Drawing: 1731 13B);
- n) Elevation Reveals (Drawing: 1731 14B);
- o) Pool House Plans and Elevations (Drawing: 1731 15B);
- p) Garage and Car Emporium (Drawing: 1731 16B);
- q) Existing Survey (Drawing: 1731 18)

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

3. No development above the damp proof course shall take place until samples 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. The dwelling hereby approved shall not be occupied until the approved parking and turning areas (where appropriate) 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.

5. No development on the site shall proceed beyond damp proof course level of the main house 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. Details of appropriate protective fencing should also be included around the trees adjacent to the pool house.

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

6. The landscaping scheme, submitted under Condition 5, shall be implemented and completed within the first planting season following the completion 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.

7. 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.

8. The approved car emporium shall only be used for the storage of private vehicles and other domestic purposes incidental to the main dwelling. At no time shall the building be used for any commercial activity without the prior written approval of the Local Planning Authority.

REASON: To accord with the terms of the planning application and to protect the occupiers of nearby residential properties from noise and disturbance.

9. The construction of the development and associated works shall not take place on Sundays or recognised Bank and 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.

10. The existing dwelling and detached garage building shall be demolished and all waste removed from the site within 3 months following the occupation of the dwelling hereby permitted.

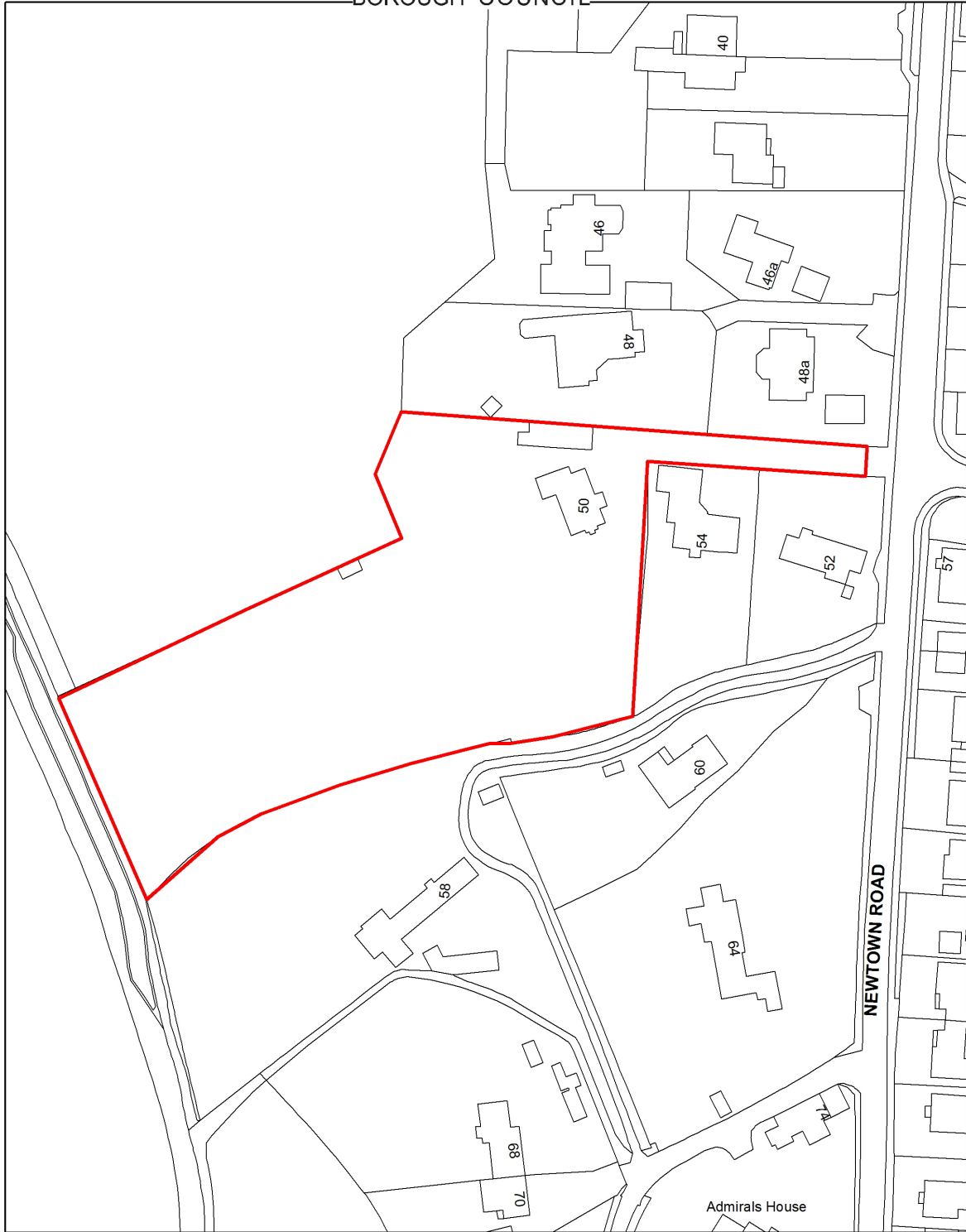
REASON: To accord with the terms of the planning application and to prevent the proliferation of residential accommodation on the site.

***Background Papers***

see 'relevant planning history' section above.

# FAREHAM

BOROUGH COUNCIL



50 Newtown Road  
Scale 1:1250



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