

P/17/1493/FP

MR S NIELD

ERECTION OF END OF TERRACE 1-BED DWELLING

36 LONGFIELD AVENUE FAREHAM PO14 1BU

FAREHAM SOUTH

AGENT: A D P ARCHITECTS LTD

Report By

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Site Description

This application relates to a site within the urban area which is currently occupied by a two storey end of terrace dwelling with a single storey side extension. The site lies on the corner of Longfield Avenue and Holmefield Avenue. The frontage of the existing dwelling has recently been cleared to accommodate two vehicles with planning permission granted in 2017 for the installation of a dropped kerb. A detached outbuilding stands to the rear of the dwelling with vehicular access from Holmefield Avenue.

Planning permission (P/04/1908/FP) was previously granted in 2005 for the erection of a detached bungalow within the rear garden of No.36 Longfield Avenue. This bungalow has been constructed and fronts on to Holmefield Avenue (No.38).

Description of Proposal

Planning permission is sought for the erection of a two storey 1-bed dwelling on the end of the terrace following demolition of the existing single storey side extension . The dwelling would be provided with a private amenity space to the rear measuring 36 square metres. One car parking space would be sited to the rear accessed via Holmefield Avenue.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

CS17 - High Quality Design

Development Sites and Policies

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Relevant Planning History

The following planning history is relevant:

FBC 4565/2 Erection of Single Storey Side Extension
1 December 1980

P/04/1908/FP Erection of Detached Bungalow
Permission 18 February 2005

Representations

Nine representation have been received raising the following objections;

- Overdevelopment
- Out of keeping with the area and surrounding properties
- The proposal would not respect local context and street pattern
- Harmful to visual appearance of the area
- The site has previously been developed leaving a smaller plot
- Insufficient garden area
- Too close to the boundary and junction
- Detrimental to outlook
- Increased congestion on Holmefield Avenue close to the junction
- Proposed driveway parking difficult to access due to vehicles parked on the road
- Purely for developer profit with no consideration to local residents
- Disruption, noise, dust and mud

Consultations

INTERNAL

Highways - No objection subject to the provision of adequate visibility splays, bin and cycle storage. A planning condition should secure provision of dropped kerb on to Longfield Avenue for the host property.

Planning Considerations - Key Issues

The main issues to be considered in the determination of this planning application are;

- Principle of Development
- Impact on Character and Appearance of the Area
- Impact on Amenity of Neighbouring Property
- Highways
- Solent Disturbance Mitigation

Principle of Development

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place priority on reusing previously developed land within the defined urban settlement boundaries to provide housing. The National Planning Policy Framework (NPPF) excludes private residential gardens from being defined as previously developed land but sets out there should be a strong presumption in favour of sustainable development. It is recognised that garden sites can assist in meeting housing needs provided that the proposed development is acceptable in all other respects. The site is located within the defined settlement boundary such that the principle of re-development of the land is acceptable subject to an assessment of the impacts.

Impact on Character and Appearance of the Area

The properties fronting this stretch of Longfield Avenue consist of terraces of two storey properties of similar design and appearance. It is not considered that the addition of a further dwelling on to the existing terrace of five properties would have any adverse impact on the character or appearance of the surrounding area. The design and appearance of the dwelling would reflect the surrounding properties.

The existing single storey extension to No.36 Longfield Avenue is set 2.9 metres off the side boundary. The two storey bulk of the proposed dwelling would be set 1.2 metres off the boundary with a small centrally positioned front porch extending into this space. It is not considered that the proposed dwelling would appear cramped on the plot or that the loss of space about the building would have an adverse impact on the character of the area. Planning permission (P/09/1054/FP) was granted in February 2010 for the erection of a similar extension to No.14 Longfield Avenue to form a two storey dwelling. This property lies

to the east of the application site on the corner of Eastfield Avenue and is a very comparable form of development which does not appear to be out of keeping with the area.

The proposed dwelling would have a rear garden measuring 5.5 metres in length or 36 square metres. Although normally a minimum garden length of 11m would be sought, in this instance, due to the limited size of the dwelling it is considered an exception would be appropriate. As a comparison, for a flatted scheme the local planning authority would seek the provision of a minimum of 25 sq metres amenity space per flat and the proposed garden area exceeds this requirement. The retained amenity space for the existing dwelling would measure 9.3 metres in length, as at present, but the width would be reduced by approximately half to 6.2 metres giving a total area of 58 sq metres. Officers acknowledge that the garden length falls slightly below the 11m normally sought but consider the space to be adequate to serve the occupants of the property and do not consider that the subdivision of the existing plot would be harmful to the character of the area. A planning condition would be imposed to remove permitted development rights for any further extensions or outbuildings within the curtilage of either property unless planning permission is subsequently granted.

Impact on Living Conditions of Neighbouring Properties

The proposed dwelling has been designed with no first floor windows within the rear elevation facing towards the adjacent bungalow to the north (No.38 Holmefield Ave). The main bedroom window would be within the front elevation and the bathroom window would be within the side elevation. It is not considered that the proposal would have any adverse impact on the living conditions of the occupants of neighbouring properties in terms of loss of privacy.

The neighbouring bungalow to the north has the main kitchen window and lounge patio doors within the side elevation facing towards the application site. The neighbouring property would retain its most direct facing relationship with the existing dwelling and the level of separation is not affected by the proposal. Although the erection of the proposed dwelling would increase the extent of two storey development facing towards this property the level of separation would be in excess of 16 metres and therefore officers do not consider there would be an adverse impact in terms of loss of light or outlook.

It is not considered that the proposal would have an unacceptable impact on the occupants of the neighbouring properties on the opposite side of Longfield Avenue. The views from front facing windows may be altered but it is not considered outlook would be adversely effected.

Highways

The proposal meets the requirements of the Council's standards set out in the adopted Residential Car & Cycle Parking Standards Supplementary Planning Document (SPD) in terms of the provision of on-site car parking. There are no highway safety concerns regarding the proposal and an amended plan has been received to ensure adequate pedestrian visibility splays are provided for the car parking space to serve the proposed dwelling and to improve visibility to the adjacent parking space of No.38 Holmefield Avenue.

Solent Recreation Mitigation Partnership

Through the work of the Solent Recreation Mitigation Partnership (SRMP) it has been concluded that any net increase in residential development will give rise to likely significant effects on the Solent Coastal Special Protection Areas (SPA's), either 'alone' or 'in combination' with other development proposals. In accordance with Policy DSP15 of the

adopted Fareham Borough Local Plan Part 2 all development will be required to mitigate the negative impact. This is achieved via a commuted payment which has been secured under section 111 of the Local Government Act 1972.

Summary

It is considered that the proposal complies with the relevant local plan policies and would not have a detrimental impact on the character of the area, highway safety or the living conditions of adjacent residential properties. The proposal is considered acceptable.

Recommendation

PERMISSION subject to conditions:

1. The development shall begin before the expiry of a period of three years from 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:

- i) Site Location Plan - drwg No. 1800 L01
- ii) Block Plan drwg No. 1800-B01
- iii) Site Layout drwg No. 1800-01a
- iv) Existing Elevations drwg No. 1800 02
- v) Proposed Elevations drwg No. 1800 04 Rev A
- vi) Proposed Floor Plans drwg No. 1800 03 Rev A
- vii) Details of Asgard Bike Store

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

3. The facing and roofing materials to be used in the construction of the external surfaces of the dwelling hereby permitted shall match those used on the existing dwelling unless otherwise agreed in writing with the local planning authority

REASON: To secure the satisfactory appearance of the development; in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

4. The dwelling hereby approved shall not be occupied until the car parking areas for both the proposed and existing dwellings have been laid out/constructed and made available in accordance with the approved plans. These areas shall thereafter be retained and kept available for that purpose at all times.

REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

5. The dwelling hereby approved shall not be occupied until the vehicular access crossover to serve No.36 Longfield Avenue has been constructed in accordance with the approved plan.

REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

6. The approved boundary treatment (Site Layout drwg No. 1800-01a) shall be completed before the dwelling hereby permitted is first occupied or in accordance with a timetable agreed in writing with the local planning authority and shall thereafter be retained at all times unless otherwise agreed in writing with the local planning authority.

REASON: In the interests of residential amenity; in the interests of the visual amenity of the area.

7. Notwithstanding the provisions of the Schedule of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any subsequent Order revoking and re-enacting that Order) at no time shall any windows be inserted at first floor level into the rear elevation of the dwelling hereby permitted unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

8. The first floor window proposed to be inserted into the east (side) elevation shall be glazed with obscure glass and be of a non opening design and construction to a height of 1.7 metres above internal finished floor and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

9. Notwithstanding the provisions of Classes A, B or E of Schedule 2, Article 3, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or roof alterations to the existing dwelling or the dwelling hereby permitted shall be carried out and no outbuildings shall be erected within the curtilage of either dwelling unless first agreed in writing with the local planning authority following the submission of a planning application for that purpose.

REASON: In the interests of residential amenity; in the interests of the character and appearance of the area.

10. The dwelling hereby approved shall not be occupied until the secure cycle stores indicated on the approved site plan (drwg No. 1800-01a) have been made available unless otherwise agreed in writing with the local planning authority. These stores shall thereafter be kept available and retained at all times for the purpose of cycle storage.

REASON: In the interests of visual amenity; in order to facilitate modes of transport alternative to the motorcar; in accordance with Policies CS5, CS15 and CS17 of the Fareham Borough Core Strategy.

11. No work relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the local planning authority.

REASON: To protect the living conditions of the occupiers of nearby residential properties.

Notes for Information

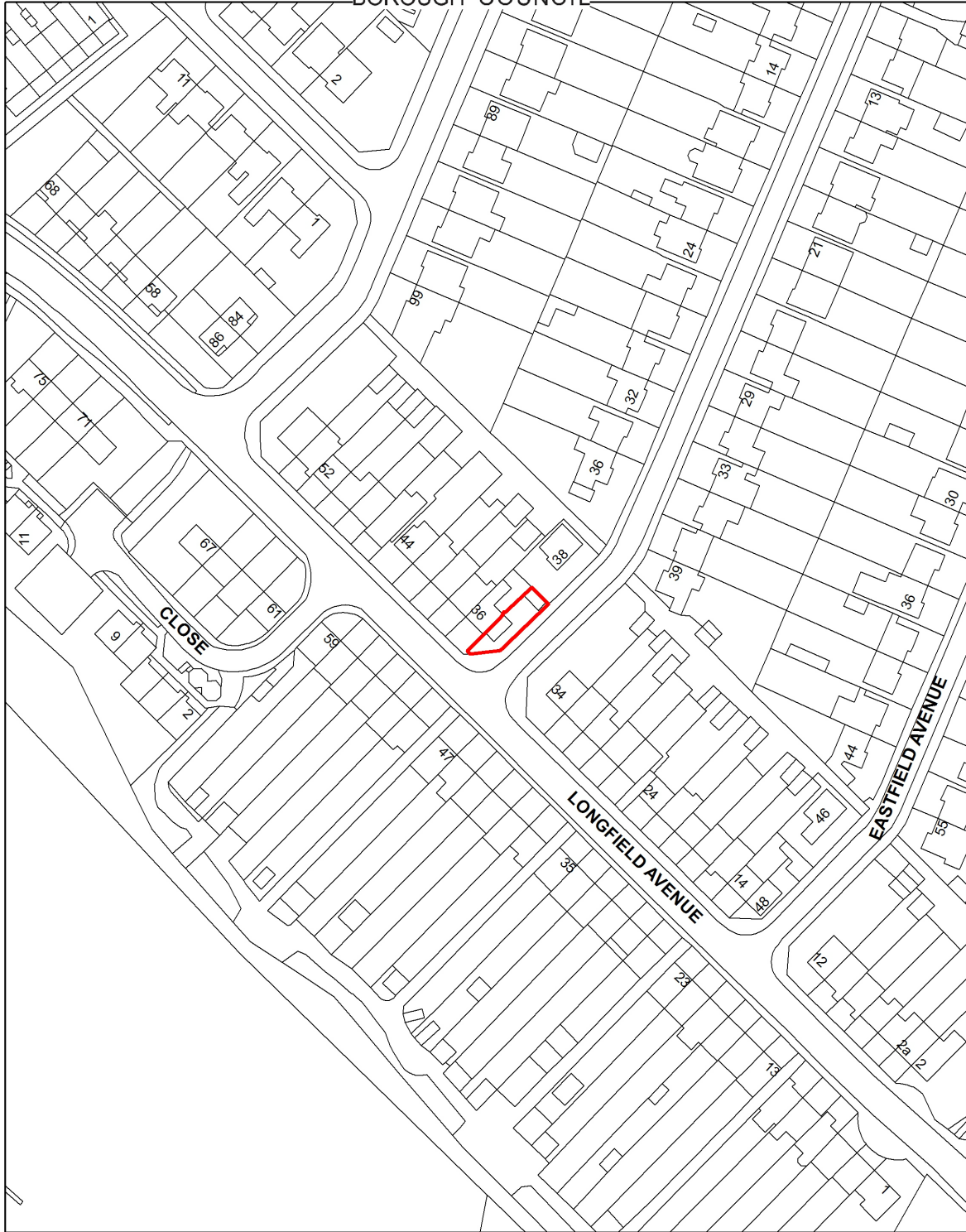
Applicants should be aware that, prior to the commencement of development, contact must be made with Hampshire County Council, the Highway Authority. Approval of this planning application does not give approval for the construction of a vehicular access, which can only be given by the Highway Authority. Further details regarding the application process can be read online via <http://www3.hants.gov.uk/roads/apply-droppedkerb.htm>. Contact can be made either via the website or telephone 0300 555 1388.

Background Papers

P/17/1493/FP

FAREHAM

BOROUGH COUNCIL



36 Longfield Avenue
Scale 1:1250



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