

**P/18/0072/FP**

**SARISBURY**

MR PATRICK ESSON

AGENT: THORNS YOUNG LTD

REPLACEMENT 4-BEDROOM DETACHED DWELLING

23 BURRIDGE ROAD BURRIDGE SOUTHAMPTON SO31 1BY

***Report By***

Peter Kneen - direct dial 01329 824363

***Introduction***

The application is presented to the planning committee due to the number of third party comments received to the application, comprising two letters of objection and four letters of support.

***Site Description***

The application site is located on the southern side of BurrIDGE Road, and lies within the designated countryside. The site forms one detached property in a ribbon of residential development on the western side of Botley Road. The site currently comprises a small, detached chalet bungalow set back approximately 13m from the road frontage, and currently comprises a 31.5m long rear garden. To the east of the site is an access track providing access to two residential properties to the rear of the site. The site is set up on a slight elevation above the road, with the general topography of the land sloping from east to west. The large, semi-detached two storey properties to the east of the site are set at a higher elevation making them particularly prominent in the street scene. The neighbouring properties to the west comprise other low level chalet bungalows.

BurrIDGE Road is characterised by a wide mix of residential properties, predominantly set at the road frontage (with only a few exceptions). The properties benefit from long rear gardens which generally open up to the wider countryside beyond.

***Description of Proposal***

This application seeks planning permission for the construction of one, four bedroomed detached dwelling to replace the existing low-level, flat roofed dormer bungalow. The application has been subject to amendments since its original submission in order to reduce the overall height of the building, particularly where it relates to the neighbouring property at 25 BurrIDGE Road.

The proposed dwelling would include a large open plan kitchen/family area, living room and study at ground floor level, with four bedrooms and three bathrooms at first floor level. The proposed dwelling would be set approximately 1.5 metres further forward than the existing property, although it would remain almost 2 metres behind the existing front elevation of 25 BurrIDGE Road.

***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 & Cycle Parking Standards (2009)

**Design Guidance Supplementary Planning Document (Dec 2015)**

### **Development Sites and Policies**

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

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

The following planning history is relevant:

No recent relevant planning history.

### ***Representations***

Nine respondents have commented on the proposed development from six addresses. Initially six respondents commented on the original proposal, of which four objected to the proposal and two supported it. Following the amendment, two of the objectors changed their objection to support for the proposal.

Subsequently, two letters of objection remain, and there are four letters of support. All the respondents support the principle of a replacement dwelling, however, the key matters of concern raised were:

- Excessive ridge height;
- Overbearing impact.

### ***Consultations***

No consultations undertaken in this case.

### ***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;
- Design and Appearance of the proposal; and,
- Car Parking Provision.

Principle of the development:

The site is located within the designated countryside where the principle of replacement dwellings is considered acceptable, subject to other material considerations.

Impact on the character of the area:

The site is located within a ribbon of residential properties along Burrridge Road, which comprises a wide mix of residential property styles and types. 23 Burrridge Road forms one of a number of chalet bungalows on the southern side of Burrridge Road all of which comprise relatively low ridgelines with first floor accommodation set within the roofslope. However, to the east of the application site lies 17 and 19 Burrridge Road, a pair of semi-detached two and a half storey properties, which given their elevated position make them very prominent in the street scene.

The application proposal has been designed to have regard to both the low-level character of the properties to the west of the site, and the prominence of the properties to the east of the site. The property would include split level ridges with the lower ridge set at 6.52 metres from ground floor level, with an eaves height at 4.5 metres, comparable with the existing chalet bungalow. The second, higher ridgeline is set at 7.5 metres, which would be 1.8 metres higher than the current chalet bungalow roofline. However, this height would remain below that of the height of 17/19 Burrridge Road, and comparable to the 7.4 metre ridgeline permitted at 29 Burrridge Road.

It is therefore considered, given the alterations made to the proposal, and the variation in the ridgeline to soften the changes in building heights along this part of Burrridge Road, that the scheme would not have an adverse impact on the character of the area.

The proposal would therefore accord with the requirements of Policies CS14 and CS17.

#### Impact on Living Conditions:

The proposed dwelling has been sited and orientated to ensure the impact on the living conditions of neighbouring occupiers are not adversely affected. The applicant has discussed the proposals with the immediate neighbours of which the neighbours to the rear and to the west support the amended scheme. The siting of the first floor windows would remain largely unchanged from the existing situation, ensuring no adverse impact on the living conditions of occupiers to the west. In respect of the properties to the rear, the closest property 21A Burrridge Road is largely orientated to the west, with no main habitable room windows at first floor level facing northwards to the proposed property. The proposed master bedroom windows would be located approximately 27 metres away from the side elevation of 21A Burrridge Road, and the proposal therefore complies with the requirements of the Council's Adopted Design Guidance.

19 Burrridge Road retains an objection to the scheme, due to the impact on their outlook and concern regarding the overbearing character of the proposal on their living conditions. 19 Burrridge Road comprises a number of large windows on the side (west) elevation facing towards the application site. Following discussions with the occupiers of 19 Burrridge Road, the applicant re-sited the proposal further forward (northwards) to ensure the outlook from their property is not affected by the scheme. The occupiers of 19 Burrridge Road did not respond to the re-consultation request, and therefore their original objection remains. Given the relative topography of the area, the ground floor windows of 19 Burrridge Road are set above the existing 1.8m high fence line on the application site's eastern boundary. In addition, the existing side elevation of 19 Burrridge Road would be located almost 12 metres away from the proposed side elevation of the dwelling. There is also the driveway serving 21 and 21A Burrridge Road between the two properties. Given this level of separation, and the elevated position of 19 Burrridge Road, it is considered that the proposals would not have an adverse impact on the living conditions of these neighbours.

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 the application complies with and largely exceeds the requirements of the Design Guidance.

#### Design and Appearance:

The application seeks the erection of a modern, two storey, dwelling with the first floor set partially with the roof space. The property would be finished with bricked, rendered and weatherboarded elevations under a slate tiled roof.

Burrridge Road comprises a wide mix of property styles and types, including bricked,

rendered and weatherboarded properties. It is considered that proposed design of the property would not appear out of keeping with the mix of properties, and would add to the variety of properties along the street scene.

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 considered in the context of the local area, can make a significant contribution towards enhancing the local character and street scene.

#### Car Parking Provision:

The development would result in the loss of a garage on the site, however, the property would be sited 13 metres from the road frontage, and comprises a long driveway capable of providing car parking provision for 3 cars, therefore ensuring compliance with the Council's Adopted Residential Car Parking Standards.

In summary, it is considered that the proposed dwelling accords with the principles of the adopted Design Guidance and Parking Standards, and achieves the requirements of Policy CS17. The levels of separation, siting, design and layout of the property 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

#### 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 Plan (Drawing: TQRQM17352151532864);
- b) Block Plan (Drawing: TQRQM17352152223123);
- c) Proposed Floor Plans and Elevations (Drawing: PG 2137.17. Rev A);
- d) Existing Plans (Drawing: PG.2137.17.1); and,
- e) Topographic Plan (Drawing: 6337/01).

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 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***

Application P/18/0072/FP

# FAREHAM

BOROUGH COUNCIL



23 Burridge Road  
1:1,250



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