

P/17/1519/FP

STUBBINGTON

MR D JACOBS

AGENT: INNOVATE 4

ERECTION OF DETACHED BUNGALOW TO REAR OF EXISTING DWELLING &
ADDITION OF FRONT PORCH TO EXISTING DWELLING

7 FRANCIS PLACE FAREHAM PO14 2RX

Report By

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Site Description

This application relates to a site within the urban area which is currently occupied by a detached two storey dwelling. The property has a large garden which extends to the rear and to the east of the dwelling. There is currently a garage and garden summerhouse located within the south-eastern corner of the garden. The property shares a boundary with properties to the east on East House Avenue, to the south on Leviathan Close and No.6 Francis Place to the north.

Description of Proposal

Planning Permission is sought for the erection of a detached 3-bed bungalow within the garden of the existing dwelling. It is proposed that the existing garage and outbuilding on the application site would be demolished. Vehicular access would be provided along the existing drive to the eastern side of No.7 Francis Place. Car parking would be provided on site for both properties along with an area of private amenity space.

The front door to the existing dwelling would be relocated to the front elevation and a front entrance porch would be erected.

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

CS11 - Development in Portchester, Stubbington and Hill Head

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

Development Sites and Policies

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Representations

Five representations have been received raising the following concerns;

- Why was the removal of a mature oak granted?
- Solar panels proposed on south elevation unattractive
- Concerns over presence of window in south elevation and potential for overlooking
- Increased surface water run-off and drainage issues
- The proximity of dwelling to adjacent garden would be imposing

- Loss of light and views of skyline
- Increased Noise
- Disruption to boundary
- Concerns boundary shown on plan does not reflect deeds
- Increased on-street parking which causes congestion
- Garden outbuilding should be removed before building works start

The neighbour notification period has been extended to 23 May 2018 to allow any comments regarding the amended proposal to be submitted. Any additional comments subsequently received will be reported to the planning committee within the updates.

Consultations

Highways - No objection

Planning Considerations - Key Issues

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 recognized that garden sites can assist in meeting housing needs provided that the proposed development is acceptable in all other respects.

Impact on Character and Appearance of Surrounding Area

The plot of the existing dwelling is currently far larger than those within the surrounding area. It was therefore considered by Officers that there was scope to erect a detached bungalow on the plot however amended plans have been sought to reduce the footprint of the dwelling so that it would be more respective of the size of the plot and would not result in excessive site coverage. As a result of this amendment it is officer's opinion that the dwelling would not appear cramped on the plot and would be provided with an appropriate private rear amenity space measuring between 11.5-13.5m in length. The existing dwelling would retain a generous rear garden measuring 18m in length which would be in keeping with neighbouring properties.

The proposed bungalow would not be easily visible within the streetscene of Francis Place but would be visible to the occupants of surrounding residential properties. The ridge height of the bungalow has been kept to a minimum to reduce visual intrusion. The proposal would result in the removal of two sizeable outbuildings on the application site which are sited adjacent to the rear boundary of properties on East House Avenue. It is not considered that the proposal would be harmful to the character or appearance of the area.

Impact on Living Conditions of Neighbouring Properties

It is not considered that the proposal would have a detrimental impact on the living conditions of the occupants of the neighbouring residential properties in terms of loss of light, outlook or privacy. The design of the roof of the bungalow has been amended since originally submitted to reduce the impact on neighbouring residential properties. The roof was initially shown with north and south facing gables but this has been amended to a fully hipped design to reduce the bulk of the roof structure. The bungalow has also been sited further away from the rear of No.6 Francis Place, to which it would have the closest relationship, and the length of the northern elevation adjacent to the boundary has been reduced.

The bungalow would be sited primarily to the rear of Nos 14 and 15 Leviathan Close with a separation distance in excess of 14m between the rear wall of these properties and the flank wall of the bungalow. Whilst sitting slightly closer to the rear of No.12 Leviathan Close at 10.5m the bungalow would not span the entire width of this plot. There would be only one window within the south (side) elevation facing towards properties on Leviathan Close and this would serve a bathroom. Although officers do not consider that overlooking would be a significant issue from a ground floor window a planning condition would be imposed to ensure that this window is obscure glazed and fixed shut up to 1.7m above internal finished floor level. The solar panels originally shown on the south facing roof slope have been removed. It is considered that given the level of separation the proposal would not adversely affect outlook from the properties to the south and furthermore given that the bungalow would be sited to the north of these properties there would also be no adverse impact on light.

Highways

Both properties would have adequate space to enable vehicles to turn on site and enter the highway in forward gear. Car parking would be provided in accordance with the Council's Residential Car & Cycle Parking SPD. There are no highway concerns.

Trees

A large oak tree was felled on the site prior to the submission of the planning application. This tree was not covered by a TPO and therefore consent was not required for this felling. It is understood that the tree needed to be removed due to poor health.

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 would be secured under section 111 of the Local Government Act 1972.

Summary

In summary it is not considered that the proposal would have any detrimental impact on the character or appearance of the surrounding area, the living conditions of neighbouring residential properties or highway safety.

The proposal accords with Policies CS2, CS5, CS6, CS11, CS15, CS17, and CS20 of the adopted Fareham Borough Core Strategy and Policies DSP3 and DSP15 of the Fareham Local Plan Part 2: Development Sites and Policies and is considered acceptable.

Recommendation

Subject to;

- i) consideration of any further representations received by 23 May 2018 in response to the amended proposal raising further material planning considerations;
- ii) the applicant making the necessary financial contribution towards the Solent Recreation Mitigation Project (SRMP) through an agreement made under Section 111 of the Local Government Act 1972;

PERMISSION, subject to the following conditions;

1. The development shall begin within 3 years from the date of this decision notice.

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 & Location Plan - drwg No.101 Rev E
- b) Main House Existing Plans & Elevations - drwg No.202
- c) Main House Existing Elevations - drwg No. 203
- d) Main House Proposed Plans & Elevations - drwg No.204
- e) Proposed Plans & Elevations - drwg No.104 Rev C
- f) Proposed Elevations - drwg No. 105 Rev C
- g) Construction Management Plan - drwg No. 110
- h) Materials Schedule dated 23/02/2018

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

3. The development shall be carried out in accordance with the approved materials schedule unless otherwise agreed in writing with the local planning authority.

REASON: To secure the satisfactory appearance of the development.

4. The approved boundary treatment (drwg No.101 Rev E) shall be completed before the dwelling 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.

5. The dwelling hereby approved shall not be occupied until the approved parking and turning areas for both properties have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles of the properties as indicated at all times unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

REASON: In the interests of highway safety; in accordance with Policies CS15 and CS17 of the Fareham Borough Core Strategy.

6. The ground floor bathroom window proposed to be inserted into the south 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 properties.

7. 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 shall be carried out to the dwelling hereby permitted and no outbuildings shall be erected within the curtilage of the 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.

8. The development shall be carried out in accordance with the approved construction management plan (drwg No. 110). The areas and facilities shown shall be made available

before construction works commence on site and shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the local planning authority.

REASON: In the interests of highway safety and the living conditions of adjacent residential properties.

9. 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.

Background Papers

P/17/1519/FP

FAREHAM

BOROUGH COUNCIL



7 Francis Place
1:1,250



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