

**P/13/0144/OA**

COASTAL WATERWATCH LTD

**PARK GATE**

AGENT: MISS SANDRA  
GRUENEBERG

ERECTION OF TWO DETACHED DWELLINGS (OUTLINE APPLICATION)

LAND TO WEST OF-69 BOTLEY ROAD PARK GATE SOUTHAMPTON SO31 1AZ

***Report By***

Alex Sebbinger (x2526)

***Introduction***

This application is before the Planning Committee at the request of Councillor Mr Bayford.

***Site Description***

The application site is located to the west of Botley Road (A3051) to the rear of 69 Botley Road.

The western side of Botley Road at this point is characterised by frontage/ ribbon development with countryside behind.

To the north east of the application site is a recently constructed care home, whilst to the south east there is a public house. To the north, south and west of the application site is essentially undeveloped land.

The boundary of the urban area effectively runs along the rear boundaries of the properties on the western side of Botley Road. As a result the first section of the access road serving the proposed houses is located within the urban area. The two proposed houses are entirely within the defined countryside area.

The frontage to Botley Road is currently occupied by a house and associated curtilage. The land to the rear of number 69 is largely cleared and undeveloped.

***Description of Proposal***

This is an outline planning application for the erection of two detached dwellings. All matters are reserved for subsequent approval. This submission therefore seeks to establish the principle of whether or not the erection of two dwellings is acceptable on this site.

The submitted plans indicate two detached 2.5 storey properties could be constructed on site, however it is stressed that these drawings are purely indicative in an "all matters reserved" outline application.

Access would be provided off Botley Road, using an entrance that has consent to currently serve a development of five houses (to the east of the application site) granted permission under reference P/09/1024/FP. In order to develop this site, it is proposed to provide access across the footprint of one of the dwellings that was approved under that application.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

C18 - Protected Species  
CS5 - Transport Strategy and Infrastructure  
CS14 - Development Outside Settlements  
CS15 - Sustainable Development and Climate Change  
CS16 - Natural Resources and Renewable Energy  
CS17 - High Quality Design  
CS20 - Infrastructure and Development Contributions  
CS21 - Protection and Provision of Open Space

### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

C18 - Protected Species

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

Pre-Planning application advice:

Advice given that the proposed development in the countryside would be contrary to policy and that there were not considered any overriding grounds to justify setting aside this strong policy objection. Enquirer advised that a planning application would not be supported by Officers.

The following planning applications are also relevant:

<b><u>P/12/0807/FR</u></b>	<b>FULL RENEWAL OF PERMISSION FOR ERECTION OF 5 DWELLINGS WITH ASSOCIATED CAR PARKING AND LANDSCAPING AND ALTERATIONS TO EXISTING DWELLINGS</b> WITHDRAWN      08/10/2012
<b><u>P/09/1024/FP</u></b>	<b>ERECTION OF 5 DWELLINGS WITH ASSOCIATED CAR PARKING &amp; LANDSCAPING AND ALTERATIONS TO EXISTING DWELLING</b> PERMISSION      17/02/2010
<b><u>P/09/0538/FP</u></b>	<b>ERECTION OF 5 DWELLINGS WITH ASSOCIATED CAR PARKING AND LANDSCAPING. ALTERATIONS TO EXISTING DWELLING.</b> REFUSE      01/09/2009
<b><u>P/07/1565/OA</u></b>	<b>ERECTION OF FIVE DWELLINGS WITH ASSOCIATED CAR PARKING AND LANDSCAPING (OUTLINE APPLICATION)</b> OUTLINE PERM      29/01/2008
<b><u>P/07/1247/OA</u></b>	<b>ERECTION OF FIVE DWELLINGS WITH ASSOCIATED CAR PARKING AND LANDSCAPING (OUTLINE APPLICATION)</b> WITHDRAWN      06/11/2007

### ***Representations***

None

### ***Consultations***

Director of Planning & Environment (Ecology) - The application is accompanied by

insufficient information. No information is provided about the current use of the site and even if the site has been cleared, it may support redeveloping habitat including protected species. Further information will be required about the ecology of the site and any impacts of their development.

Director of Planning & Environment (Highways) - No in principle objections but internal access road needs increasing in width and conditions would be needed to secure visibility splays, car parking spaces and turning areas.

Director of Regulatory and Democratic Services (Environmental Health - Noise) - No direct objections.

Director of Regulatory and Democratic Services (Environmental Health - Contaminated land) - No objection subject to conditions.

### ***Planning Considerations - Key Issues***

The key issues to be considered are as follows:

- 1) Principle of development
- 2) Form of development
- 3) Impact on neighbouring properties
- 4) Ecology

### **PRINCIPLE OF DEVELOPMENT**

The main part of the application site (excluding the access road) lies within an area which is designated as being within the countryside. Within such locations, Policy CS14 of the Core Strategy states that:

"Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function. Acceptable forms of development will include that essential for agriculture, forestry, horticulture and required infrastructure. The conversion of existing buildings will be favoured. Replacement buildings must reduce the impact of development and be grouped with other existing buildings, where possible. In coastal locations, development should not have an adverse impact on the special character of the coast when viewed from land or water."

The proposed development, being residential does not fall under any of the above categories of acceptable development in the countryside and therefore is contrary to this Policy.

Although the development immediately to the east of the larger part of the application site is within the urban area there is clear boundary between the urban area and the countryside. The two houses proposed extend very clearly beyond the built up area into the countryside.

To achieve access to the application site, one of the three terraced properties permitted under the extant planning permission (reference P/09/1024/FP) would need to be removed. It is not considered that the loss of one smaller unit within the urban area could be used to offset the erection of two dwellings within the countryside.

No economic or other benefits are identified as arising as a result of this proposal, and no

other measures are proposed that would outweigh the harm arising from this development.

The proposal would therefore be contrary to the National Planning Policy Framework, Core Strategy Policy CS14 and Policy DG4 of the Fareham Borough Local Plan Review.

## FORM OF DEVELOPMENT

Although the application is "all matters reserved", the indicative drawings submitted with the application show how the site could be developed with two substantial properties that provide accommodation over three floors in the form of largely 2.5 storey development. Garden sizes would be adequate, and sufficient separation would be retained between buildings.

In light of the location outside of the urban area it is considered that the erection of two dwellings on a previously undeveloped countryside site would be visually intrusive, regardless of the form of development.

It is therefore considered that the development would fail to pay regard to its setting and would be contrary to the provisions of Core Strategy Policies CS14 and CS17 and Saved Policy DG4 of the Fareham Borough Local Plan Review (2000).

## IMPACT ON NEIGHBOURING PROPERTIES

It must be emphasised that as this application is in outline form, with all matters reserved, the submitted drawings being purely indicative. What has been provided however does demonstrate that a residential development could take place without detriment to the amenities of the occupiers of surrounding neighbouring properties. Were the development acceptable in other ways, the detailed design and appropriate planning conditions would ensure that impacts on neighbouring amenity remain acceptable.

## ECOLOGY AND OTHER ISSUES

Concern has been raised about the impact of the development on the ecology of the site (which although has been cleared may have the potential to be the home for protected species). The Ecologist has commented that whilst the application is accompanied by a completed biodiversity checklist, no information is provided with the potential impact on species. There is therefore insufficient detail with respect to the impact of this proposal on biodiversity. In the absence of this, it is considered the development would be harmful to these species.

The Council adopted the Community Infrastructure Levy (CIL) on 1st May 2013. Were the development acceptable it would be subject to CIL with no need for a planning obligation.

## CONCLUSION

The application represents development in the countryside which would be unacceptable in principle, and which would give rise to visual intrusion. Furthermore the application is not accompanied by sufficient information with regard to the impacts on ecology. Officers recommend that planning permission should be refused.

***REFUSE***

The development would be contrary to Policies CS4, CS14, CS17 of the Adopted Fareham Borough Core Strategy 2011, Saved Policies DG4 and C18 of the Fareham Borough Local Plan Review, and the National Planning Policy Framework and is unacceptable in that:

i) the proposal represents development in the countryside, outside a settlement boundary for which there is no justification or overriding need. Furthermore, the erection of two dwellings would be visually intrusive in this countryside location and would fail to respect the landscape setting;

ii) insufficient information has been submitted in respect of the impact of the development on ecology, in particular how the development will impact on biodiversity and potential impacts on protected species. In the absence of this information it is considered that the development would not adequately cater for these species and is therefore unacceptable.

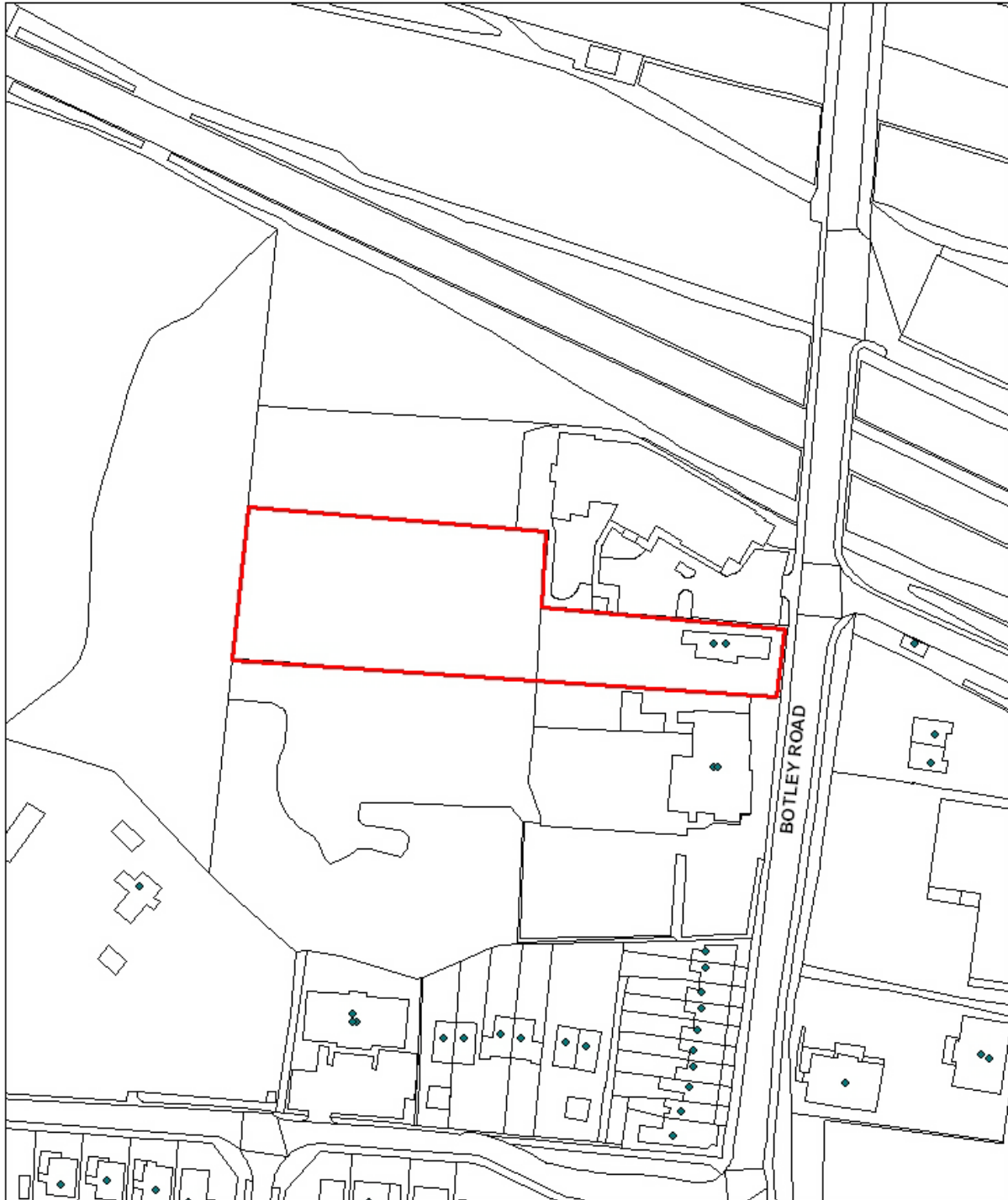
***Background Papers***

P/13/0144/OA

P/09/1024/FP

# FAREHAM

## BOROUGH COUNCIL



LAND TO WEST OF 69 BOTLEY ROAD  
SCALE 1:1250

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