

P/13/0145/FP

DOLPHIN HOMES LTD

as amended by plan received 24 April 2013

10 HUNTS POND ROAD PARK GATE SOUTHAMPTON SO31 6QA

TITCHFIELD COMMON

AGENT: MR PETER ADAMS

Report By

Susannah Emery Ext 2412

Introduction

This application has been called onto the Planning Committee by Councillor Mrs Pankhurst.

Site Description

This application relates to a detached chalet bungalow to the west side of Hunts Pond Road just to the south of the roundabout at the junction of the A27, Botley Road and Hunts Pond Road.

Description of Proposal

Planning permission is sought for a change of use to a care home providing assisted living accommodation for persons with disabilities. The proposal involves raising the height of the dwelling to provide additional first floor accommodation. A small two storey extension is proposed to the front of the dwelling.

Five car parking spaces would be provided on the frontage including one for a mini-bus and two disabled bays.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

Relevant Planning History

The following planning history is relevant:

P/08/0862/CU

CHANGE OF USE FROM BED & BREAKFAST ACCOMMODATION TO MIXED RESIDENTIAL/ BUSINESS USE (HAIRDRESSERS)

PERMISSION 08/09/2008

P/05/0050/CU

Change of Use from Residential to Bed & Breakfast Business (Retrospective Application)

PERMISSION 17/03/2005

P/91/0117/FP

REAR EXTENSION AND ALTERATIONS TO INCREASE NUMBER OF REST HOME RESIDENTS FROM 9 TO 10

Representations

No representations have been received.

Consultations

Director of Planning & Environment (Highways) - No objection subject to conditions

Director of Regulatory & Democratic Services (Environmental Health) - No objection

Planning Considerations - Key Issues

There is no objection to the proposed change of use of the building as it has previously been used as a residential care home. Officers do not consider that the proposal would have any detrimental impact on the residential amenity of the neighbouring properties and consider that sufficient car parking is proposed on the frontage.

The main issue in this case is the design of the extended building and the impact of the proposal on the visual appearance of the area. The existing bungalow is in need of refurbishment and is currently vacant. It has in the past been used as a small residential care home and more recently as a bed and breakfast or as a mixed business/residential use with a small hairdresser's salon on the ground floor. The dwelling has the appearance of a bungalow from the front with a low ridge height although there is a single room within the roofspace with a small flat roof dormer on the rear elevation. The dwelling has been significantly extended over the years with the addition of a flat roof single storey extension to the rear measuring approx 9 metres in depth and a single storey flat roof extension to the north side of the building.

The proposal would raise the height of the roof from 5.1 metres to 7.7 metres. A new roof would extend down to single storey eaves height out over the flat roof single storey extensions to the side and rear. A two storey height gable end would be introduced on the front elevation with the addition of a small two storey front in-fill extension. A total of eight en-suite bedrooms would be provided. Officers have raised concerns with the applicant's agent regarding the design of the building as it is not considered that the proposal would be in keeping with the streetscene. The neighbouring properties to either side are modest chalet bungalows where as this proposal would result in a large two storey building within close proximity to the boundaries. The design of the building seems to have evolved from a requirement to maximise first floor accommodation and the resultant height and bulk of the building is considered to be excessive to the detriment of the visual amenity of the streetscene. The first floor would accommodate four of the en-suite bedrooms in addition to a staff room, office and communal bathroom. The bulk of the roof and expansive side elevations would be clearly visible when approaching along Hunts Pond Road, particularly from the north, and the varying eaves heights proposed on the building are not considered to represent good design.

An amended plan has been received which reduces the eaves height along the sides of the building from 3.1 metres to 2.7 metres and on the front elevation from 4.8 metres to 4.5 metres, a dormer window has been added to each of the side elevations and slate hanging tiles added to the front elevation at first floor level. These amendments are not considered sufficient to address the concerns raised by officers and it is considered that more substantial amendments or a different approach are required.

The proposal is considered to be contrary to Policy CS17 of the Core Strategy as it would not result in a high quality of design which would respond positively to and be respectful of the key characteristics of the area.

Officers are supportive of the need to provide additional assisted living accommodation within the community however the current proposal cannot be supported.

Reasons For Refusal

The development is unacceptable taking into account the policies and proposals of the Development Plan as set out above, in particular Policy CS17 of the Fareham Borough Core Strategy. The proposed two storey front extension and roof alterations would, by virtue of the height, width, bulk, and design and appearance, represent unsympathetic additions to the dwelling harmful to its appearance and to the visual amenity of the streetscene. There are no other material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

Recommendation

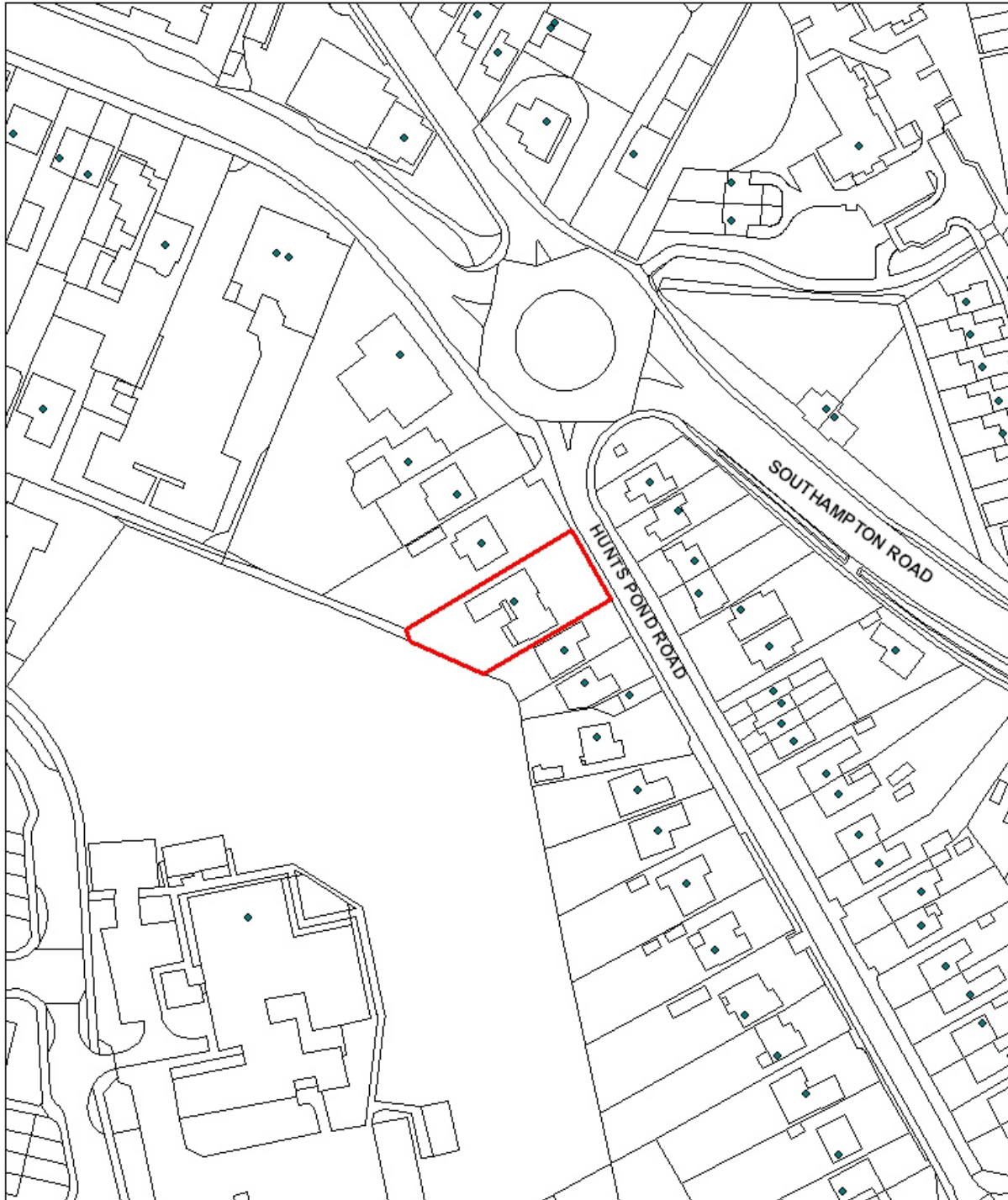
REFUSE: Unsympathetic additions to the building detrimental to visual amenity of the streetscene

Background Papers

P/13/0145/FP

FAREHAM

BOROUGH COUNCIL



10 HUNT'S POND ROAD
SCALE 1:1250

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