

P/13/0260/VC

SARISBURY

MR ANDY GODDARD

AGENT: DANIELLS HARRISON

VARIATION OF CONDITION 2 OF PLANNING REFERENCE P/11/0197/FP -
ALTERATIONS TO THE CONTOUR OF LAND AROUND APPROVED BUILDING TO
CREATE FREE STANDING STRUCTURE

256 BRIDGE ROAD - LAND TO THE REAR LOWER SWANWICK SOUTHAMPTON
HANTS SO31 7FL

Report By

Susannah Emery Ext 2412

Site Description

The application site is located within the countryside at the far eastern end of Oslands Lane, Swanwick.

The site is surrounded on all sides by a significant border of trees. The contours generally fall from the north to the south side, with a valley crossing the site from north to south.

Description of Proposal

The proposed lake and pavilion were permitted in 2011 to provide a diving training facility in association with and as an extension of the training services provided by Andark Diving at the Bridge Road premises.

A variation of condition 2 of P/11/0197/FP is now sought for a minor material amendment to alter the contours of the land around the pavilion building to create a free standing structure.

It was previously proposed that the pavilion would be constructed into the earth banking so as to be visible on the south side only. The applicant has suggested that it would be financially unviable to construct the retaining walls required to enclose the pavilion within the bank and that access is required to the rear of the building. The pavilion would have a 'green roof' to blend in with the surroundings.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS14 - Development Outside Settlements

CS17 - High Quality Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/11/0197/FP

**PROPOSED DIVE TRAINING LAKE WITH ANCILLARY PAVILLION
BUILDING AND LANDSCAPING. (as amended by email dated
02.09.2011)**

APPROVE

04/11/2011

P/09/0454/FP

**PROVISION OF DIVING TRAINING LAKE WITH ANCILLARY
PAVILION BUILDING AND LANDSCAPING**

REFUSE

30/09/2009

Representations

Two letters have been received raising the following objections;

- We understand that one of the reasons planning permission was granted was largely due to the fact that burial of the building would not impact on the surrounding area
- It was sold as an eco friendly development
- The structure will impact on the surrounding area if it is not buried and spoil the outlook for residents
- We fail to see why the applicant has only just discovered that access is required to the sides and rear of the building
- If the project is financially unviable then this should have been resolved before development commenced
- This changes the countryside area in which we live into something more resembling an industrial area
- The grass roof is less likely to survive on a standalone building

Planning Considerations - Key Issues

The pavilion building is being constructed on an area of the site which has been levelled and cut into the natural slope of the land. The earth bank to the rear curves around the building providing screening to the sides and rear. The earth bank would rise above the height of the roof of the pavilion and a screen of planting is proposed along the top of the bank. Construction of the pavillion and diving lake has commenced and the steel frame of the building is currently exposed as neither the contouring or landscaping of the site have been completed. Therefore whilst at present the site appears stark it is the intention to return it to a grassland meadow.

Officers are of the opinion that with the proposed grass roof system the building would not be prominent within the surrounding landscape or from the public footpath which runs along the northern site boundary. It is not considered that the proposal would be detrimental to the character of this countryside location.

The pavilion building would not be visible from any of the neighbouring residential properties along Oslands Lane or on Bridge Road and therefore it is not considered that this amendment would have any detrimental impact on residential amenity.

The proposal complies with the relevant policies of the Fareham Borough Council Local Plan Review and the Fareham Borough Core Strategy and is considered acceptable.

Reasons For Granting Permission

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area, or highway safety. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission

should therefore be granted.

Recommendation

Subject to;

i) the applicant/owner first entering into a deed of variation to amend the planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure an operations management plan as per the previous application by 9 July 2013.

PERMISSION; Materials as agreed, Works in accordance with Arboricultural Impact Appraisal and Method Statement, Submission of Landscaping Scheme within 6 weeks, Landscaping Implementation, Details of Hard Surfacing within 6 weeks, Details of any External Lighting before Installation, Development in accordance with agreed Lake Overflow System, Passing Places on Oslands Lane to be retained, Contamination remedial measures to be implemented and validated, Operatives Vehicles as agreed, Parking/Turning, Sound Insulation within 6 weeks, External sound system as agreed, Logging Facility as agreed, Secure Fencing as plan, Construction hours

OR: In the event that the applicant/owner fails to complete the required Section 106 Agreement by 9 July 2013.

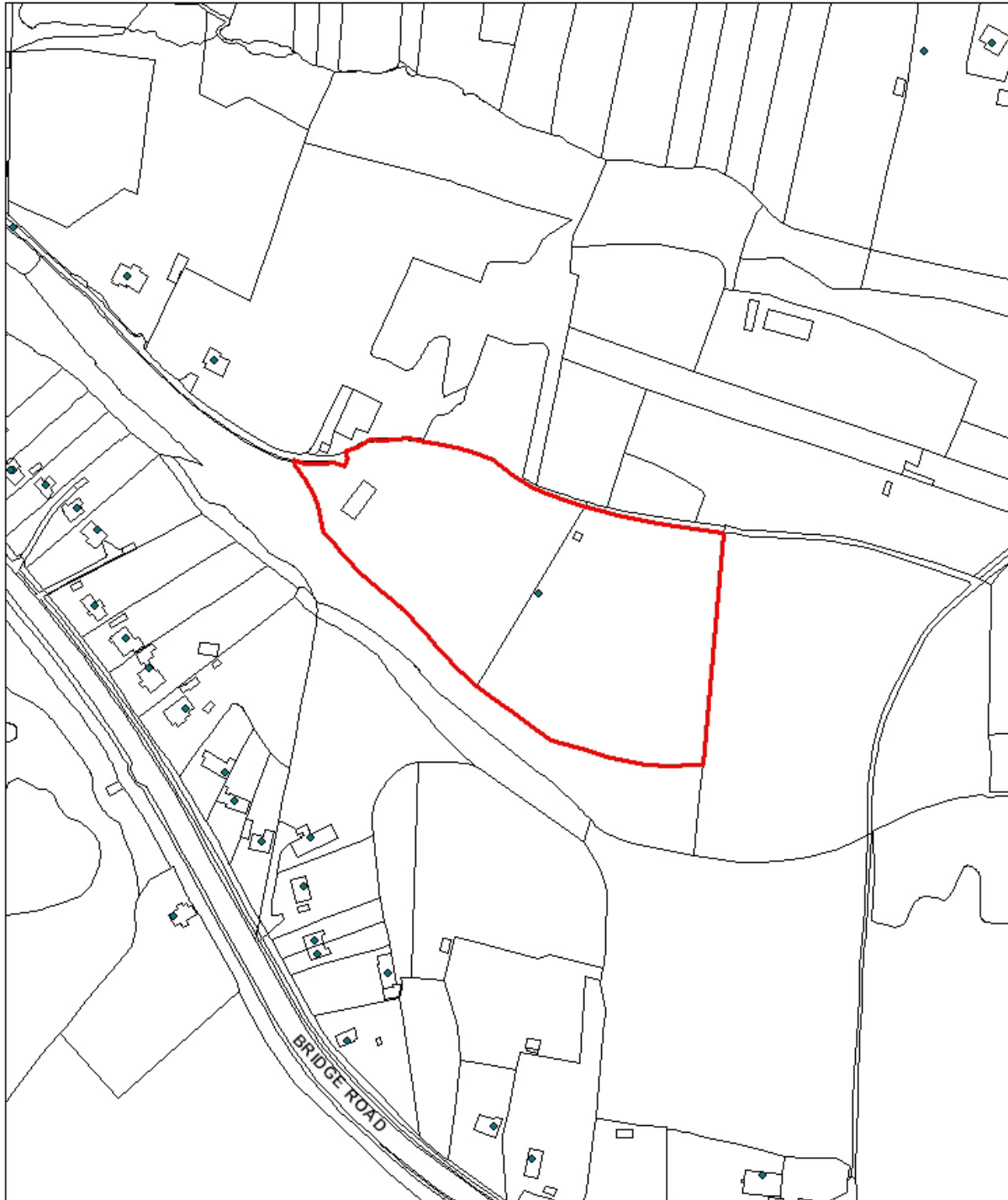
REFUSE: Contrary to Policy; detrimental impact on residential amenity of existing residents within Oslands Lane.

Background Papers

P/13/0260/VC; P/11/0197/FP

FAREHAM

BOROUGH COUNCIL



256 BRIDGE ROAD, LAND TO REAR
SCALE 1:2500

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