

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 12/12/2018**

**P/18/1140/FP  
ALPINE HOMES LTD**

**PARK GATE  
AGENT: ADP ARCHITECTS LTD**

**TWO SEMI-DETACHED 3 BEDROOM HOUSES**

**25 BEACON BOTTOM, PARK GATE, SOUTHAMPTON, SO31 7GQ**

### ***Report By***

Peter Kneen – direct dial 01329 824363

### ***1.0 Introduction***

- 1.1 The application is reported to the planning committee due to the number of third party comments received.

### ***2.0 Site Description***

- 2.1 The application site is located on the southern side of Beacon Bottom, Park Gate and lies within the designated Western Wards Urban Settlement Boundary. The site comprises of one semi-detached property in a large plot fronting Beacon Bottom with residential developments to the east, west and south. Botley road lies to the east and the M27 is located to the north of the site.
- 2.2 The existing large two storey semi-detached dwelling is set back from the road by approximately 13.5m and currently comprises a 27m long garden. The plot is also significantly wider than other neighbouring properties, measuring approximately 27m wide, compared to 7m wide of the neighbouring property at number 27 Beacon Bottom, (to the west).
- 2.3 The site is bounded by two storey residential properties, with the boundaries comprising a mixture of screen walls, fencing and hedging. There are a number of mature trees to the rear of the site providing screening between the site and the neighbouring properties to the rear. There is also a dramatic change in levels to the rear with the rear properties being situated on an elevated position above the application site.
- 2.4 Beacon Bottom is characterised by a range of residential properties, set back from the road frontage and predominantly to the southern side of the road, with two exceptions to the north, before it curves to the south, becoming more built up.

### ***3.0 Description of Proposal***

- 3.1 The application proposes the erection of a pair of semi-detached, three bedroom dwellings. The two properties would be stepped back marginally

from the main building line along Beacon Bottom, in order to address the setback location of 25 and 27 Beacon Bottom.

- 3.2 The two properties would comprise long rear gardens, characteristic of others along this part of Beacon Bottom. Alterations would also be made to the host dwelling. A total of 6 parking spaces are proposed to serve all three dwellings and a new shared access would be created to serve the host dwelling and one of the proposed dwellings.
- 3.3 Each property provides an adequate area of private outdoor amenity space, with suitable bin and cycle storage provided.

#### **4.0 Policies**

- 4.1 The following policies apply to this application:

##### **Adopted Fareham Borough Core Strategy**

CS2 – Housing Provision

CS6 – The Development Strategy

CS9 – Development in the Western Wards and Whiteley

CS17 – High Quality Design

##### **Adopted Development Sites and Policies**

DSP1 – Sustainable Development

DSP2 – Environmental Impact

DSP3 – Impact on Living Conditions

DSP15 – Recreational Disturbance on the Solent Special Protection Areas

##### **Other Documents:**

Fareham Borough Design Guidance: Supplementary Planning Document  
(excluding Welborne) December 2015

Residential Car Parking Standards 2009

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

- 5.1 The following planning history is relevant:

|                    |                         |
|--------------------|-------------------------|
| <b>FBC.6270/05</b> | Erection of 2 dwellings |
| <b>REFUSED</b>     | 13/09/1978              |

#### **6.0 Representations**

- 6.1 Five letters of objection have been received to the current application. The main areas of concern relate to the following issues:

- Highway safety and lack of car parking;
- Damage to the adjoining property;
- Possible ground movements/ landslides;
- Light pollution;
- Impact on wildlife; and,
- Finishing materials.

## **7.0 Consultations**

INTERNAL

### **Transport Planner:**

- 7.1 No objection subject to Conditions.

### **Environmental Health (Contaminated Land):**

- 7.2 No objection subject to Conditions.

### **Tree Officer:**

- 7.3 No objection.

### **Ecology:**

- 7.4 No objection – recommended informatives.

## **8.0 Planning Considerations**

- 8.1 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:

- a) Principle of the development;
- b) Impact on the character of the area;
- c) Impact on the living conditions of neighbouring occupiers;
- d) Highway safety and car parking; and,
- e) Other matters.

### a) Principle of the development

- 8.2 The application site is located within the designated urban settlement boundary of the Western Wards (Park Gate), where the principle of new residential development is considered acceptable, subject to other material considerations.

### b) Impact on the character of the area

- 8.3 Beacon Bottom comprises an established residential area within the settlement of Park Gate, with a mix of property styles, types and ages. The existing property is a large plot that is set back from the road. The proposed semi-detached dwellings would be set back from the existing building line, staggering the gap between the building line and the host dwelling.

- 8.4 The overall design and appearance of the buildings is of a relatively modern design, with weatherboard cladding to the first floor. The neighbouring properties include the Victorian/Edwardian semi-detached character of the host dwelling, and a row of 1960s properties to the east fronting Beacon Bottom. There is a mix of property styles and types in the vicinity, and therefore it is considered that these properties would not appear out of keeping in this context.

8.5 Policy CS17 (High Quality Design) highlights that new developments should respond positively to and be respectful of the key characteristics of the area and provide continuity of built form. It is considered, given the mixed character of residential developments in the locality, that the proposed development will integrate well into the existing mixed street scene.

c) Impact on the living conditions of neighbours

8.6 The site is bounded to the east, west and south by existing two storey residential properties. Large detached properties in spacious plots are located on the northern side of Beacon Bottom (one of which is locally listed). The scheme has been carefully laid out to ensure that the living conditions of neighbouring occupiers are not adversely impacted, with amendments to the host dwelling being proposed to reduce overlooking to the proposed dwellings.

8.7 There is currently a single window on the first floor of the neighbouring property to the east (19 Beacon Bottom) serving a bedroom. There would be two windows on the first floor of the proposed dwelling that would face this elevation serving a bedroom and a w/c. It is considered that a condition obscuring these windows would be appropriate to mitigate any overlooking.

d) Highway Safety and Car Parking

8.8 Beacon Bottom is an unclassified road branching off Botley Road (A3051) to the east. The application site is located approximately 172m away from the junction with Botley Road. Beacon Bottom does comprise some on-street parking restrictions, particularly within the vicinity of the junction of Botley Road, although there are no limitations within the immediate vicinity of the site. The road at this point is however narrower, with only a pavement on the southern side of the road. As such, it is important to ensure that the car parking provision for the development meets the minimum standards, enabling occupiers and their visitors to keep cars from parking along Beacon Bottom.

8.9 The development proposal includes six car parking spaces, two per dwelling. This level of car parking meets the standards within the Residential Car and Cycle Parking Standards SPD. It is considered that this level of car parking should address the concerns raised by the third parties regarding additional parking congestion along Beacon Bottom.

8.10 The application has also been considered by the Council's Transport Planner, who has raised no objection to the proposal, subject to appropriate conditions. The Transport Planner considers that there is adequate car parking being provided. The site is also located within an area well served by public transport with Swanwick Train Station and local shops and services within easy walking distance to the site.

e) Other Matters

**Ecology**

- 8.11 The application has been assessed by the Council's Ecologist, and no objection was raised. The application site lies within 5.6km of the Solent Waters Special Protection Area where it is necessary to provide mitigation against the impact of the development on these protected sites. In addition, and following the recent Court of Justice of the European Union (CJEU) in the 'People Over Wind' case, it is necessary to undertake a screening of the development proposal through an Appropriate Assessment, to be undertaken by a Competent Authority. This Appropriate Assessment has been undertaken.
- 8.12 Since the CJEU judgment, Natural England has confirmed to the Council that in cases where the necessary avoidance and mitigation measures are limited to collecting a funding contribution that is fully in line with an agreed strategic approach for the mitigation of impacts on European Sites then, provided no other adverse impacts are identified by this Authority's Appropriate Assessment, the Authority may be assured that Natural England agrees that the Appropriate Assessment can conclude that there will be no adverse effect on the integrity of the European Sites. In such cases Natural England will not require a Regulation 63 appropriate assessment consultation. Therefore, subject to the payment of the appropriate mitigation contribution, it is deemed that the likely significant effects on the protected European Sites would be overcome and no objection would be raised by Natural England.
- 8.13 The applicant has completed the appropriate Habitat Mitigation Contribution form, and made the appropriate payment. The proposal therefore complies with Policy DSP15 of the Development Plan and the adopted SRMP.

**Environmental Health and Contaminated Land**

- 8.16 There is an existing outbuilding on the site that is proposed to be demolished. At a site visit the Contaminated Land Officer noted that this could potentially be constructed using asbestos. Therefore, subject to appropriate conditions regarding the removal of contaminants from the site, no objection has been raised.

**9.0 Recommendation**

- 9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before the expiration of three years from 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: 1833 – L01);

- b) Site Layout Plan (Drawing: 1833-01b);
- c) Block Plan (Drawing: 1833-B01b);
- d) Proposed Plans (Drawing: 1833-02b);
- e) Proposed Elevations (Drawing: 1833-03b);
- f) Proposed Roof Plan and Section (Drawing: 1833-04);
- g) Existing Plans No.25 (Drawing: 1833-05);
- h) Proposed Plans No.25 (Drawing: 1833-06);
- i) Site Elevation (Drawing: 1833-07b); and,
- j) Site Section (Drawing: 1833-08a).

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

3. No development hereby permitted shall proceed beyond damp proof course level until details (including samples where requested by the Local Planning Authority) of all proposed external facing (and hardsurfacing) materials 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.

4. The development hereby permitted shall not be occupied until the works to the first floor windows serving 25 Beacon Bottom have been implemented in accordance with the approved plans. Once implemented, these windows shall be maintained in this condition for the lifetime of the development.

REASON: In the interests of residential amenity.

5. Prior to the commencement of the development, an intrusive site investigation shall be undertaken comprising of no less than 3 near surface soil samples from the area beneath and directly around the building and an assessment of the risks posed to human health. This should be submitted to and approved in writing by the Local Planning Authority.

Where the site investigation and risk assessment reveals a risk to receptors, a strategy of remedial measures and detailed method statements to address identified risks shall be submitted to and approved in writing by the Local Planning Authority. It shall also include the nomination of a competent person (to be agreed with the Local Planning Authority) to oversee the implementation of the measures.

REASON: To ensure that any potential contamination of the site is properly taken into account before development takes place. The details secured by this condition are considered essential to be agreed prior to the commencement of the development on the site to ensure adequate mitigation against land contamination on human health.

6. Prior to the occupation of each unit, the agreed scheme of remedial measures shall be fully implemented. Remedial measures shall be validated in writing by an independent competent person as agreed with the Local Planning

Authority. The validation is required to conform that the remedial works have been implemented in accordance with the agreed remedial strategy and shall include photographic evidence and as built drawings where required by the Local Planning Authority. The requirements of the Local Planning Authority shall be agreed in advance.

Should contamination be encountered during works that has not been investigated or considered in the agreed scheme of remedial measures, an investigation, risk assessment and a detailed remedial method statement shall be submitted to and agreed with the Local Planning Authority. The remediation shall be fully implemented and validated in writing by an independent competent person, as agreed with the Local Planning Authority.  
REASON: To ensure any potential contamination found during construction is properly taken into account and remediated where required.

7. The permitted dwellings shall not be occupied until the means of vehicular access have been constructed in accordance with the approved plans.  
REASON: In the interests of highway safety.
8. The permitted dwellings shall not be occupied until car parking spaces have been provided within the curtilage of the site in accordance with the approved plans. These parking spaces shall thereafter be retained and kept available at all times.  
REASON: To ensure adequate car parking provision within the site, in the interests of highway safety.
9. The permitted dwellings shall not be occupied until the bin and cycle stores have been made available in accordance with the approved plans. These designated areas shall thereafter be kept available and retained at all times for the purpose of bin and cycle storage.  
REASON: In the interests of visual amenity and in order to facilitate modes of transport alternative to the motorcar.
10. Notwithstanding the details on the approved plans, the gradient of the driveway shall not exceed 1 in 8 within 6 metres of the edge of the carriageway of the adjoining highway.  
REASON: In the interests of highway safety.
11. No development shall proceed beyond damp proof course level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the Local Planning Authority in writing.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality.

12. The landscaping scheme, submitted under Condition 11, shall be implemented and completed within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

13. None of the development hereby approved shall be occupied until a plan of the position, design, materials and type of boundary treatment to be erected to all boundaries has been submitted to and approved in writing by the Local Planning Authority and the approved boundary treatment has been fully implemented. It shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

If boundary hedge planting is proposed details shall be provided of planting sizes, planting distances, density, and numbers and provisions for future maintenance. Any plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

14. The first floor window(s) proposed to be inserted into the east and west elevation(s) of the approved development 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 property(ies)

15. No work on site 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 bank and public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

16. No development shall commence on site until a Construction Management Plan (CMP) setting out how provision is to be made on site for the parking and turning of operatives vehicles, wheel cleaning, the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the CMP and areas identified in the CMP for specified purposes shall thereafter be kept available for those uses 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/or in order to secure the health and wellbeing of the trees and vegetation which are to be retained at the site and/or to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period.

## INFORMATIVES

- a) Applicants should be aware that, prior to the commencement of development, contact must be made with Hampshire County Council, the Highway Authority. Approval of this planning application does not give approval for the construction of a vehicular access, which can only be given by the Highway Authority. Further details regarding the application process can be read online via <http://www3.hants.gov.uk/roads/apply-droppedkerb.htm> Contact can be made either via the website or telephone 0300 555 1388.
- b) Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as outbuildings, shrubs and trees) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is no alternative to doing the work in during this period then a thorough examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.
- c) Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or

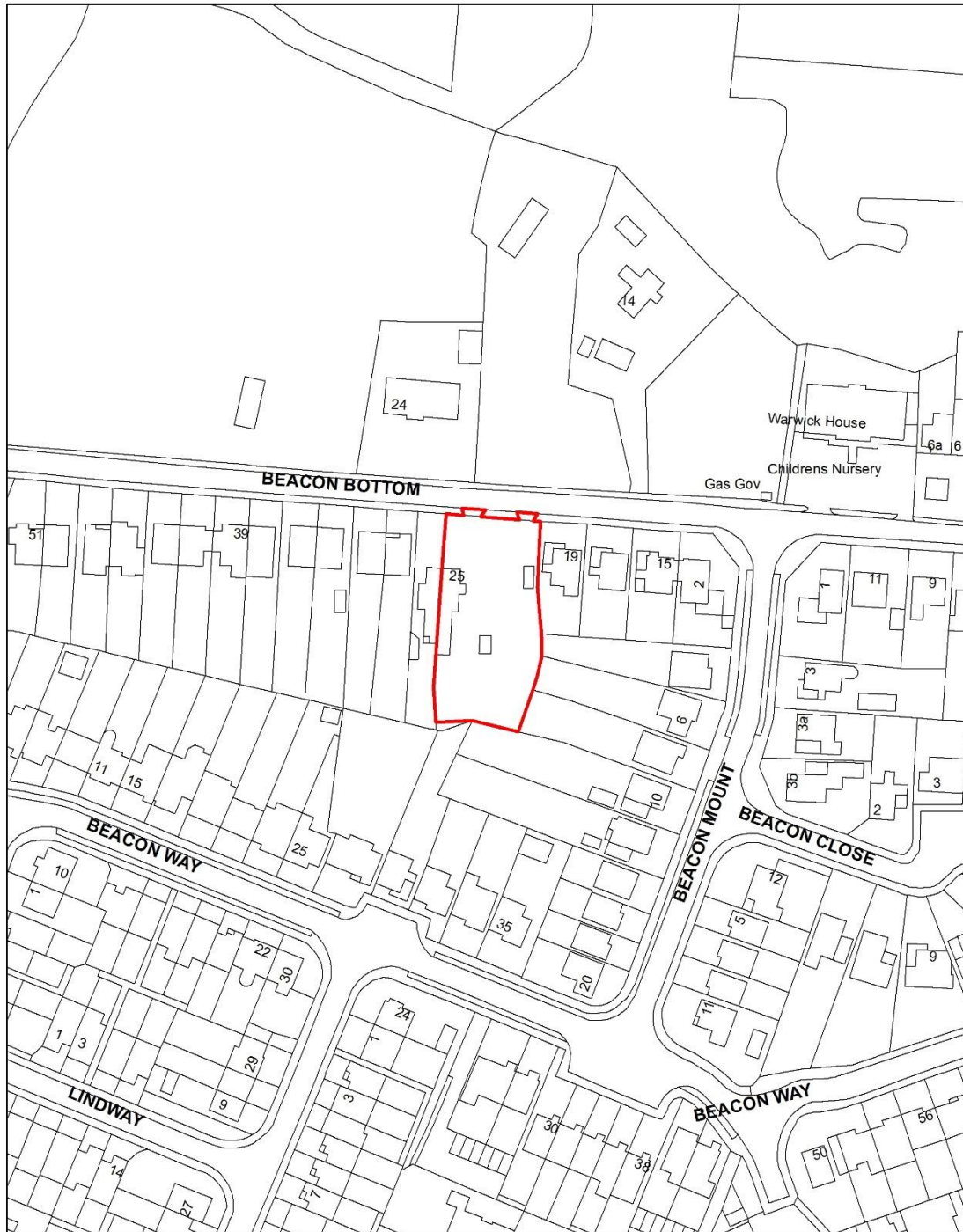
evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

## **10.0 *Background Papers***

[P/18/1141/FP]

# FAREHAM

BOROUGH COUNCIL



25 Beacon Bottom  
Park Gate  
Scale 1:1,250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2018