

P/13/0314/FP

WARSASH

MRS CARLINA LANCE

AGENT: AR DESIGN STUDIO

DEMOLITION OF THE EXISTING TWO STOREY 4 BEDROOM HOUSE,
CONSTRUCTION OF A REPLACEMENT TWO STOREY SEVEN BEDROOM FAMILY
HOME WITH LANDSCAPING AND TENNIS COURT.

MINAFON BROOK AVENUE WARSASH SOUTHAMPTON SO31 9HP

Report By

Richard Wright Ext 2356

Site Description

The application comprises the residential curtilage of Minafon, a detached two storey dwellinghouse located outside of the urban area on Brook Avenue, Warsash. The site also lies within a designated local gap.

Brook Avenue forms a loop enclosing an area of countryside within which Minafon lies along with substantial sized dwellings at Osborne House (to the south of the site) and September Cottage (to the east). Similarly large houses are located on the opposite western side of Brook Avenue adjacent to the River Hamble and further residential development is also to be found to the north east of the site along the road.

The application site measures approximately 1.26 acres with the existing dwelling located centrally within the plot towards the northern boundary. It is flat with no discernible gradient although the dwelling itself is raised slightly. The western half of the site comprises a maintained lawn area with planting borders whilst the eastern part of the site is more informal grassland. A low post and wire fence marks the eastern site boundary beyond which is a large paddock shown on the submitted plans to be within the control of the applicant. The application site is bounded on its western and southern sides by a substantial boundary hedgerow in excess of 4 metres high. A lower hedgerow with some sparse sections lines the northern boundary.

Brook Avenue is understood to be a private road the majority of which has a made surface with the exception the north western section of the loop.

Description of Proposal

Permission is sought for the demolition of the existing dwelling and the erection of a replacement two storey seven bedroom house, tennis court and associated landscaping.

The replacement house would be positioned centrally within the site. It is described by the applicant as consisting of "two separate linear elements" connected centrally. Its footprint, design and appearance is contemporary with sections of flat and very shallow overhanging monopitched roof. The overall height of the roof is shown to vary between 5.8 and 7.2 metres high in comparison to the height of the ridge of the existing house which stands at 7.45 metres. The external materials proposed to be used consist of natural stone and timber cladding with large areas of glazing.

The proposed tennis court would be located to the east of the house. The application has been amended to remove the external illumination originally proposed.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Fareham Borough Local Plan Review

C12 - Local Gaps

C18 - Protected Species

DG4 - Site Characteristics

Representations

One letter has been received objecting to the planning application on the following grounds:

- Concern over size and relocation of property and effect on area
- Loss of (private) view of river
- Encroachment of building close to boundary

Consultations

Director of Planning & Environment (Highways) - No highway objection subject to trimming of hedges to improve visibility and hardsurfacing of initial 5 metres of access.

Director of Planning & Environment (Ecology) - No particular concerns. Suggested condition to secure general ecological measures within submitted report.

Planning Considerations - Key Issues

i) Principle of replacement dwelling in countryside and local gap location

Policy CS14 (Development Outside Settlements) of the adopted Fareham Borough Core Strategy is supportive of proposals for replacement dwellings in the countryside where there would be no adverse effect on its "landscape character, appearance and function". The policy elaborates by stating that "replacement buildings must reduce the impact of development and be grouped with existing buildings, where possible".

The house would feature a roof line lower than the ridge line of the existing house which, as a result and also by virtue of the proposed planting to reinforce the existing boundary treatment, would be no more prominent within the surrounding landscape than the existing house. The proposal is therefore considered to meet with the above requirements set down in Policy CS14 in that it would not detract from the landscape character or appearance and there would be no change from the current residential function of the site. The replacement dwelling would occupy a larger area but in a broadly similar position on the plot as the existing house thereby fulfilling the policy requirement to be sited close to existing structures.

Saved Policy C12 (Local Gaps) of the Fareham Borough Local Plan Review aims to resist

development which would physically or visually diminish the undeveloped land between Warsash and Locks Heath. As noted above, Officers consider there would be no detriment to the landscape character of the surrounding area which may otherwise be harmful to the integrity of the local gap.

ii) Design and visual appearance

The proposed dwelling is of a contemporary design in contrast to the traditional form of the existing house on the site. As explained above, the new house would be similar in terms of its bulk and scale within the landscape than the existing dwelling and boundary planting would be subtly reinforced. Notwithstanding and aside from consideration of the effect on the landscape character of the surrounding area, Officers do not consider the contemporary design and appearance of the dwelling to be harmful despite its departure from the existing dwelling's traditional style.

There is a wide range of architectural styles on display along Brook Avenue and no distinct local vernacular which might otherwise dictate to a certain degree the form of new development in the road. Para 60 of the National Planning Policy Framework stresses that whilst it is proper to seek to promote or reinforce local distinctiveness, planning decisions "should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative". By virtue of its appropriate massing, agreeable siting and careful use of natural and man made external materials the proposal is considered to meet the relevant design criteria set down in Policy CS17 (High Quality Design) of the Core Strategy. Furthermore, in line with this local policy its design will provide flexible accommodation to meet the occupant's needs in the future, secure adequate internal and external space and meet Level 4 of the Code for Sustainable Homes.

iii) Other matters

The replacement dwelling would not give rise to any overlooking nor would it restrict light to or outlook from nearby properties. The issue raised in the letter of objection received concerning the loss of a private view is not a material consideration.

There is ample space proposed to cater for the parking demands of this dwelling. Whilst the Council's Highways adviser has suggested improvements to visibility and access at the entrance to the site from Brook Avenue, Officers are mindful of the fact that this entrance is already in existence and currently serves the existing four bedroom house on the site. Notwithstanding the increase in bedroom numbers and living space within the new dwelling, the anticipated increase in vehicle movements is not considered to warrant such improvements to be secured by condition.

Sufficient information has been provided in respect of ecological matters and subject to a planning condition requiring general measures to be carried out, the impact on protected species and habitat arising from the development is known and acceptable.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposal would not have an adverse effect on the landscape character, appearance or function of the countryside, would not physically or visually diminish the local gap, nor would it detract from the residential amenity of neighbours. The design and appearance of the replacement house is considered acceptable and ecological matters have been satisfactorily identified and appropriate

measures secured. Other material considerations are not 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

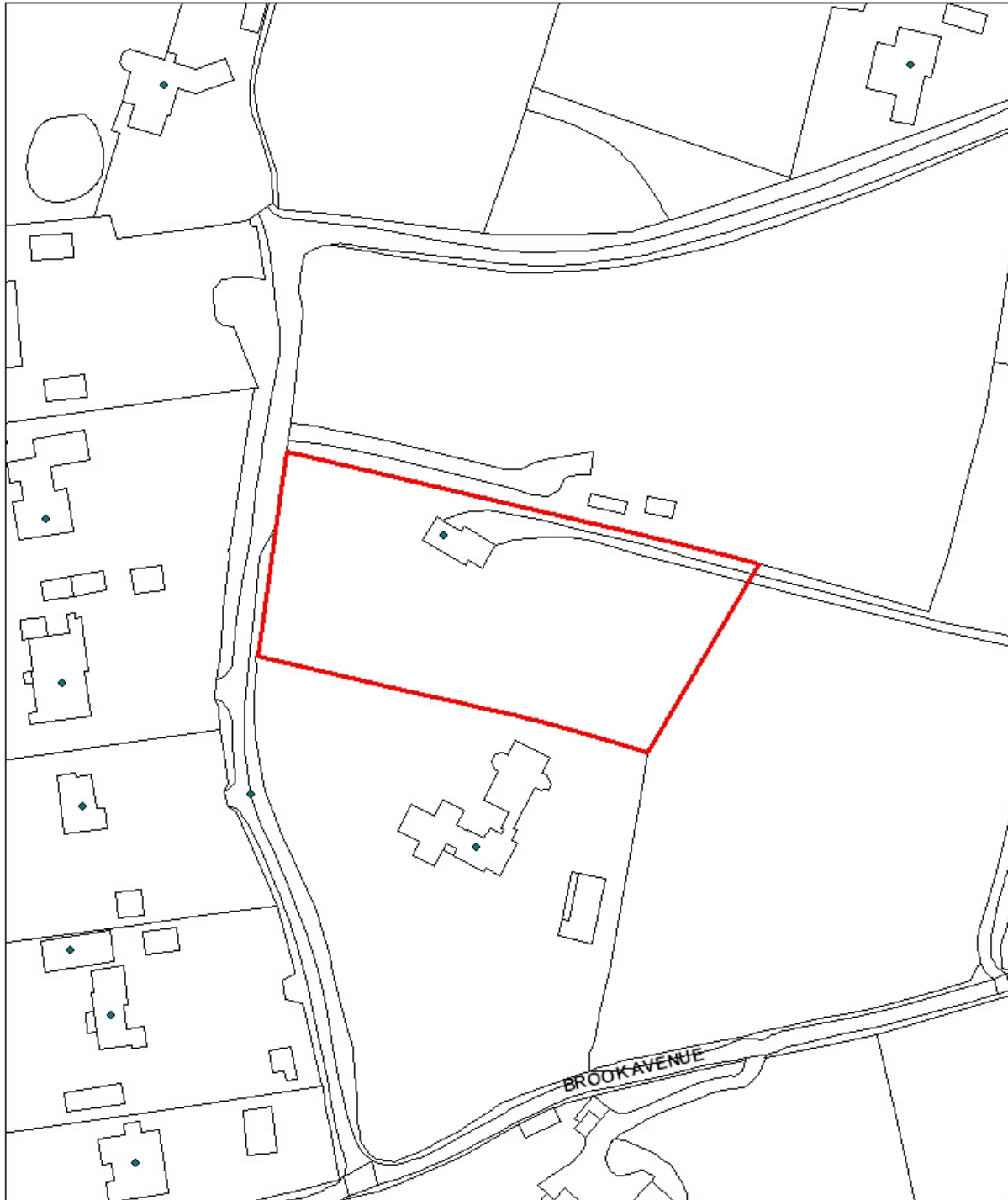
PERMISSION: material samples; details of hardsurfaced areas; landscaping scheme; landscaping implementation; boundary treatment; remove PD rights re boundary treatment; no external lighting to tennis courts; details of tennis court surfacing and means of enclosure; ecology measures as set out in approved report; Code for Sustainable Homes Level 4; mud on highway; no burning on site; hours of construction; operatives parking

Background Papers

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FAREHAM

BOROUGH COUNCIL



MINAFON, BROOK AVENUE
SCALE 1:1250

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