

OFFICER REPORT FOR COMMITTEE

DATE: 13/11/2019

**P/19/1003/FP
MR PAUL WHITE**

**HILL HEAD WARD
AGENT: WHITEWOODARCHITECTS**

REPLACEMENT BUNGALOW (ALTERNATIVE PROPOSAL)

22 OLD FARM LANE, HILL HEAD, FAREHAM

Report By

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1.0 Introduction

- 1.1 The application is reported to the Planning Committee due to the number of third party letters received.

2.0 Site Description

- 2.1 The application site is located within the designated urban area of Hill Head/Stubbington and represents the replacement of an existing 1950s bungalow with a new more modern construction. The site, located on the southern side of Old Farm Lane is a detached property set along a street of largely detached and semi-detached bungalows and chalet bungalows.
- 2.2 The site itself comprises a detached red bricked and concrete tiled bungalow which has a detached garage building (which is semi-detached to the neighbour's garage at 20 Old Farm Lane). The existing property is set back approximately 6 metres from the edge of the highway, where the existing dropped kerb serving the property has been recently extended. The front garden is laid to hardstanding and gravel with the rear garden, bounded by close-boarded fencing, predominantly laid to grass.

3.0 Description of Proposal

- 3.1 The application proposes the demolition of the existing bungalow and garage building, and the construction of a new modern replacement bungalow, built to modern construction and efficiency standards. The application represents the re-submission of an earlier withdrawn proposal for a substantially more radical design, which was withdrawn after concerns were raised by Officers and local residents that it would appear out of keeping with the more traditional appearance of the remainder of the street.
- 3.2 The current proposal therefore represents what is considered to be an acceptable compromise on the design and appearance of the building which

takes architectural cues from both the more traditional features along the street scene, whilst carefully integrating modern elements.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS11: Development in Portchester, Stubbington & Hill Head and Titchfield

CS17: High Quality Design

Adopted Development Sites and Policies

DSP2: Environmental Impact

DSP3: Impact on Living Conditions

Other Documents:

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

Residential Car Parking Standards 2009

The National Planning Policy Framework (February 2019)

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/19/0118/FP	Replacement Bungalow
WITHDRAWN	18/03/2019

6.0 Representations

6.1 Five letters have been received regarding this application, of which one letter supports the proposal, and four highlight a number of concerns, comprising:

- Materials and design out of keeping with street scene;
- Concern about traffic congestion during construction period; and,
- Impact on neighbours semi-detached garage.

7.0 Consultations

7.1 No consultations have taken place for this application proposal.

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) Design and appearance of the proposal;

- b) Impact on living conditions of neighbours;
- c) Other Matters.

a) Design and Appearance of the Proposal

- 8.2 The planning application, which represents the re-submission following the withdrawal of an earlier more radical design for the property, was subject to considerable pre-application discussions with Officers before it was re-submitted for formal consideration. The design of the proposed dwelling has sought to marry up the traditional features that prevail along the street scene, including the eaves heights, roof form and palette of materials, whilst seeking to integrate more modern features, such as window proportions, a flat roof section and also the palette of materials.
- 8.3 The National Planning Policy Framework highlights that it is not the responsibility of Local Planning Authorities to stifle design, and Policy CS17 requires that new developments 'respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of materials'. The proposed dwelling is considered to comply with the overall requirements of Policy CS17, without seeking to merely replicate the existing 1950s architecture.
- 8.4 The property would be of a scale and form characteristic of other properties in the street, with the eaves line remaining unaltered, and ridge height lower than other properties in the vicinity. The materials palette includes the use of bricks, timber cladding and render, which are evident in other properties along Old Farm Lane, under a slate tiled roof.
- 8.5 Therefore, it is considered this carefully designed property complies with Policy CS17, and the design and appearance of the proposal is therefore considered to be acceptable.

b) Impact on Living Conditions of Neighbours

- 8.6 Policy DSP3 seeks to ensure that new developments do not have an unacceptable adverse impact on the living conditions of neighbouring occupiers. The proposed replacement dwelling will be sited in the same location as the existing property, although its overall dimensions will be enlarged, it is considered that the scale of the enlargements, and prevailing levels of separation to neighbours would ensure the proposal would not adversely affect their living conditions.
- 8.7 The proposed dwelling would be located 0.7 metres closer to the road than the existing property, although this broadly maintains the building line and

would retain adequate car parking on the site frontage for the parking of two cars. The frontage area measures almost 18 metres wide, at its widest adjacent to the public highway. The property would be moved closer to the western boundary with 20 Old Farm Lane, although the property would be 1.2 metres from the mutual boundary, which comprises the driveway to the neighbour's property. No habitable room windows would be located along the western elevation of the proposal, and so the outlook for the existing occupiers would be unaffected by the proposal. Along the western boundary the garage building would be demolished and the exposed eastern boundary wall of the garage and roof structure for 20 Old Farm Lane would be made good to ensure the protection and longevity of the retained garage building on the neighbour's property.

- 8.8 On the southern elevation, the proposed dwelling would be extended a further 4 metres into the rear garden. This level of extension to the rear could be undertaken under existing permitted development rights, and due to the retained length of garden (13.5 metres) and levels of separation to neighbours to the south and east, the proposed scale of the extension would not have an unacceptably adverse impact on their living conditions.
- 8.9 On the eastern elevation, the property would be located, at its closest 1.7 metres from the boundary with 24 Old Farm Close. The driveway and garage building of 24 Old Farm Close is located on their western boundary, and therefore the proposals would not adversely impact on their living conditions.
- 8.10 Therefore, having regard to the above, and the requirements of the adopted Design Guidance SPD, it is considered that the proposals accord with Policy DSP3 and would not result in an unacceptable adverse impact on the living conditions of neighbouring occupiers.

c) Other Matters

- 8.11 Many of the third party objections have raised concern regarding the impact the development would have on the use of the public highway during the construction period. Old Farm Lane is a relatively quiet residential street, and there is likely to be a level of disruption caused during the temporary construction period. However, the imposition of a condition requiring the submission of a Construction Management Plan should give the residents a degree of certainty that the build would be managed to ensure a minimal level of disruption to the road. The Construction Management Plan would include appropriate measures to minimise the potential for mud spillage on the road, and to ensure contractors parking and materials are stored so as to prevent damage to the public highway.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be commenced within three years of 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 hereby permitted shall be undertaken in full accordance with the following approved documents:

- a) Site Location Plan (Drawing: 001 Rev A);
- b) Site Block Plan (Drawing: 002 Rev A);
- c) Existing GF Plan (Drawing: 003 Rev A);
- d) Proposed GF Plan (Drawing: 004 Rev A);
- e) West Elevations (Drawing: 005 Rev A);
- f) East Elevations (Drawing: 007 Rev A);
- g) South Elevations (Drawing: 008 Rev A);
- h) North Elevations (Drawing: 009 Rev A);
- i) Axonometrics/Perspectives (Drawing: 012 Rev A);
- j) Existing Roof Plan; and,
- k) Proposed Roof Plan.

REASON: To avoid any doubt over what is permitted.

3. No development shall continue on site above damp proof course level under the materials and finishes of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no deviation from those approved materials and finishes unless other agreed in writing by the Local Planning Authority.

REASON: To secure the satisfactory appearance of the development.

4. 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.

5. No development shall commence on site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The Construction Management Plan shall address the following matters:
- a) How provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles;
 - b) the measures the developer will be implementing to ensure that operatives'/contractors/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;
 - c) the measures for cleaning the wheels and underside of all vehicles leaving the site;
 - d) a scheme for the suppression of any dust arising during construction or clearance works;
 - e) the measures for cleaning Old Farm Lane to ensure that they are kept clear of any mud or other debris falling from construction vehicles, and
 - f) the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development.
 - g) The development shall be carried out in accordance with the approved CMP and areas identified in the approved 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 LPA. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and undersides of vehicles have been cleaned.

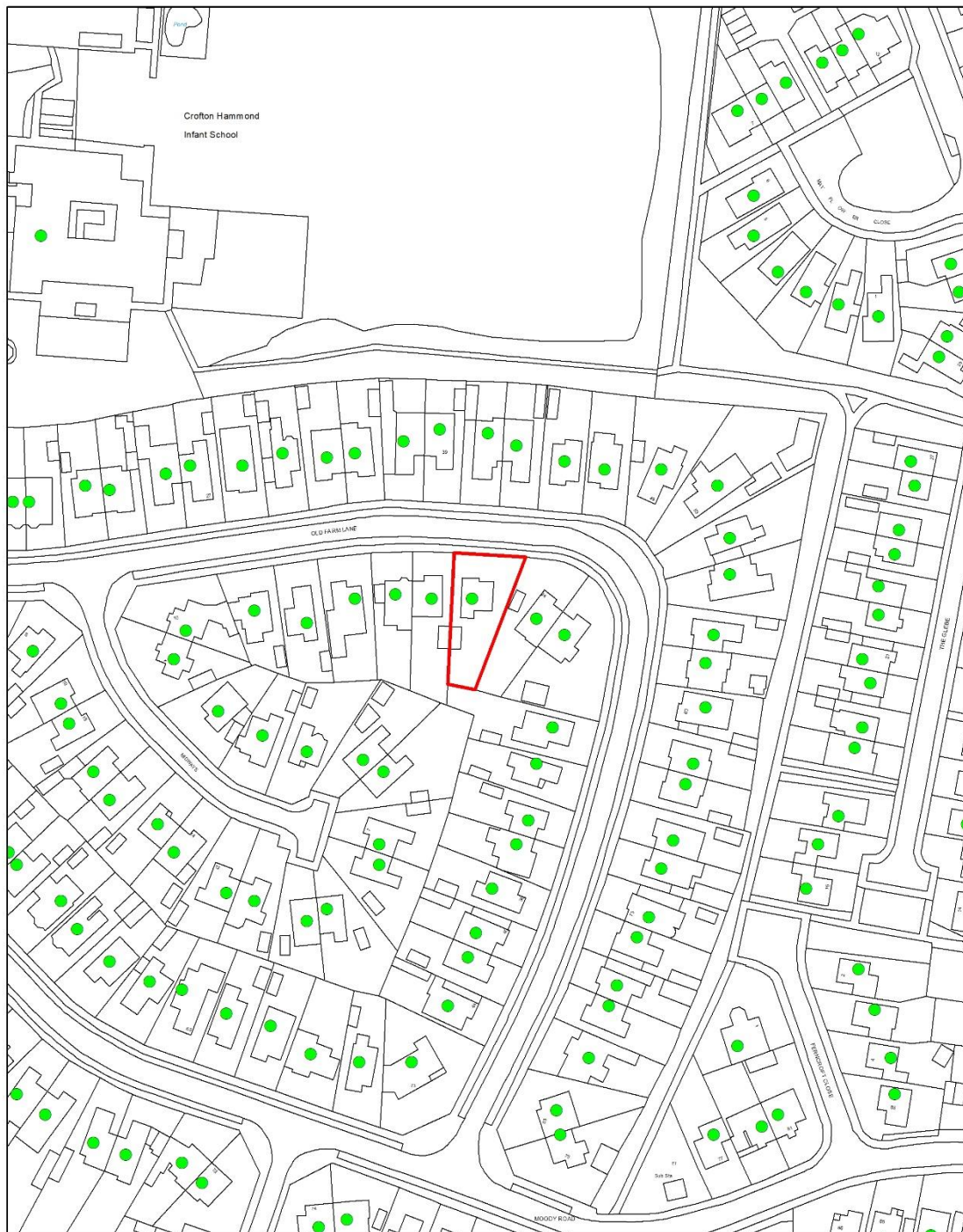
REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

11.0 Background Papers

P/19/1003/FP

FAREHAM

BOROUGH COUNCIL



22 Old Farm Lane

Scale 1:1,250



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