

OFFICER REPORT FOR COMMITTEE

DATE: 12/02/2020

**P/19/1185/RM
RESIDE DEVELOPMENTS LIMITED
AND ATHERFOLD INVESTMENTS
LTD**

**FAREHAM NORTH
AGENT: JAMES POTTER
ASSOCIATES**

TWENTY-SEVEN DWELLINGS, INTERNAL ROADS AND PARKING
(APPEARANCE, SCALE AND LANDSCAPING)

LAND NORTH OF FUNTLEY ROAD, FUNTLEY

Report By

Richard Wright – direct dial 01329 824758.

1.0 *Introduction*

- 1.1 This application has been reported to the Planning Committee for a decision to be made due to the number of third party comments received in response to publicity.
- 1.2 Outline planning permission was granted in November 2018 for up to twenty-seven dwellings on this site along with associated infrastructure, means of access and demolition of existing agricultural building (reference P/17/1135/OA). A Section 106 agreement secured, amongst other things, the provision of a permissive footpath from Funtley Road to Thames Drive and associated works to upgrade the existing bridge over the M27 motorway.
- 1.3 At the Planning Committee meeting held on 11th December 2019 Members resolved to approve the proposed layout of the site under the first of the reserved matters that were submitted (reference P/19/0864/RM).

2.0 *Site Description*

- 2.1 The site measures 0.96 hectares (2.4 acres) in area and is situated immediately to the north of Funtley Road.
- 2.2 To the north and east the site adjoins housing development on the site of the former Funtley Abattoir. To the north west of the site is a designated area of public open space. To the west of the site are a small number of frontage dwellings with long rear gardens.
- 2.3 The site is relatively flat, falling gently to the north. It currently comprises horse paddocks.

- 2.4 There is an existing access to the site in the south eastern corner and an unmade track runs diagonally across the site to an agricultural storage building/stables located in the north west corner.
- 2.5 The existing southern boundary to Funtley Road is marked by a hedgerow containing some trees towards its eastern end. The western boundary is largely defined by an evergreen hedgerow, with the eastern and northern boundaries formed with varying types and sizes of planting.
- 2.6 The site lies outside of the urban settlement boundary.

3.0 *Description of Proposal*

- 3.1 This application follows the committee's resolution to approve the layout of the scheme with details of the remaining reserved matters of appearance, scale and landscaping of the development. The means of access to the site was a matter agreed at the outline stage.
- 3.2 The submitted details show that the proposed houses would be two storey in scale throughout, traditional in style and design with dual pitched roofs. The landscaping scheme proposed comprises a mixture of predominantly herbaceous soft landscaping with mainly asphalt hard surfacing throughout.

4.0 *Policies*

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS2 – Housing Provision
CS4 – Green Infrastructure, Biodiversity and Geological Conservation
CS6 – The Development Strategy
CS14 – Development Outside Settlements
CS15 – Sustainable Development and Climate Change
CS16 – Natural Resources and Renewable Energy
CS17 – High Quality Design

Adopted Development Sites and Policies

DSP1 – Sustainable Development
DSP2 – Environmental Impact
DSP3 – Impact on Living Conditions
DSP13 – Nature Conservation
DSP15 – Recreational Disturbance on the Solent Special Protection Areas
DSP40 – Housing Allocations

Other Documents:

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/17/1135/OA OUTLINE PLANNING PERMISSION WITH ALL
MATTERS RESERVED (EXCEPT FOR ACCESS),
FOR RESIDENTIAL DEVELOPMENT OF UP TO 27
DWELLINGS (USE CLASS C3) WITH ASSOCIATED
INFRASTRUCTURE, MEANS OF ACCESS AND
DEMOLITION OF AGRICULTURAL BUILDING
PERMISSION 27/11/2018

P/19/0864/RM TWENTY-SEVEN DWELLINGS, INTERNAL ROADS
AND PARKING (LAYOUT ONLY)
RESOLVED TO GRANT PERMISSION

6.0 Representations

6.1 Five letters have been received in response to the application, including one from The Fareham Society, objecting on the following grounds:

- Distribution of affordable rented housing not fair
- Design should consist of more 4/5 bedroom properties to reflect surrounding area
- Increased noise and disturbance
- Loss of privacy
- Density of development is too high
- Lack of visitor parking and inadequate parking provision in general
- Eastern boundary of site should be a brick wall for privacy purposes
- Drainage concerns
- Concern over extent of asphalt surfacing proposed

7.0 Consultations

INTERNAL

Trees

7.1 No objection

Horticultural Development Officer

7.2 Landscape management plan

This is concise and in the main well considered, appropriate to the planting chosen and aims to be of a high standard. It is a good model document.

Soft Landscaping surrounding properties

The planting design, species and cultivars chosen are actually quiet refreshing for housing development and have obviously been put together by those with the appropriate knowledge so all credit here.

The mixes are a predominantly herbaceous with a mix of seasonal flowering species, grasses and scented leaved plants that will be very much appropriate to the developments location being semi-rural, urban edge. They are very much reminiscent of 'a cottage garden feel' are nectar and pollen rich proving beneficial for the local biodiversity of the area.

Meadow

The proposed meadow seed mix from Emorsgate comprises native grown and collected seed and is again quiet fitting to the location. Establishment of such meadows is not easy so careful observation and intervention through the establishment period will be required to achieve the desired outcome. Reference is made to this within the year 1 – 5 establishment period of the MP.

There is mention of plug planting 'within existing areas of informal grassland' which although a nice idea is unlikely to succeed due to its rich and ornamental dense nature. Either leave as is or prepare as new meadow as proposed above.

8.0 *Planning Considerations*

- 8.1 The principle of residential development on this site has already been established in the granting of outline consent by this Council (reference P/17/1135/OA). The proposed layout has already received a resolution to grant permission from this committee (reference P/19/0864/RM). The remaining reserved matters of appearance, scale and landscaping as submitted in this current application are discussed below.
- 8.2 The site lies in the countryside beyond the urban settlement boundaries. However, it is bound on its western, eastern and much of its northern side by built form and residential properties. The adjacent housing development of Roebuck Avenue, Deer Leap and Stag Way abuts the site's northern and eastern boundaries. The houses on this estate, which was granted planning permission in the late 1990s on the site of an abattoir, are predominantly two storey in scale in a traditional architectural style similar to that hereby proposed on the application site. The proposed housing would therefore respond positively to the existing surrounding built form.

- 8.3 When previously considering the proposed layout Officers were satisfied that there was sufficient space for appropriate landscaping to be carried out within the site to achieve a satisfactory appearance to the development as a whole. There is a generous landscaping buffer along the southern boundary of the site punctuated only by the vehicular and pedestrian accesses. The proposed landscaping scheme, which consists of mainly herbaceous planting reminiscent of a 'cottage garden feel' and a small number of appropriately selected tree species, is considered acceptable. The applicant has provided details confirming that the roads, footpaths and landscaping areas (including the frontages of some plots) would be managed by a private management company.
- 8.4 Sufficient distance is retained between existing and proposed houses to ensure there would be no materially harmful effect on the light to, outlook from and privacy currently enjoyed by neighbouring properties. Subject to a condition requiring some windows to be obscure glazed and fixed shut up to a certain height, there would be no adverse overlooking of neighbouring properties.
- 8.5 There are a number of issues raised by third parties during the consultation period for this application which have already been considered either at the outline stage or first reserved matters concerning layout. These include issues relating to sufficient car parking, affordable housing, density and drainage.
- 8.6 Finally, in accordance with the habitat regulations, before deciding to grant planning permission the Council (as the competent authority under the regulations) must make an appropriate assessment. Officers have carried out an appropriate assessment which has concluded that the likely significant effects to European protected sites arising can be mitigated to ensure no adverse effects on the integrity of those sites. This is principally in light of the requirements of the Section 106 agreement and unilateral undertaking secured with the previously approved outline application and reserved matters application to make a financial contribution towards the Solent Recreation Mitigation Strategy and to take land currently used for grazing out of agricultural use in perpetuity.
- 8.7 In summary, Officers consider that the details submitted relating to the appearance, scale and landscaping of the proposed development should be approved.

9.0 Recommendation

- 9.1 APPROVE, subject to the following conditions:

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - a) 19019-Funtley-Planning HT Pack v1
 - b) 19019-2-12 RevA – Site Layout – Building Materials
 - c) 19019-PL-2-13 RevC – Site Layout – Boundary Materials
 - d) 19019-PL-2-14-RevA – Site Layout – Parking_Bins
 - e) DD365L01A_Hardworks Plan
 - f) DD365L02A Detailed Planting Plan 1 of 2
 - g) DD365L03A Detailed Planting Plan 2 of 2 and schedule
 - h) DD365R01A Soft LMP
 - i) Materials Schedule

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

2. The first floor windows proposed to be inserted into the south elevation of the dwelling hereby approved on plot 3, the east elevation of the dwelling hereby approved on plot 13, the west elevation of the dwelling hereby approved on plot 19 and the east elevation of the dwelling hereby approved on plot 27 shall first be:
 - a) Obscure-glazed; and
 - b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;

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 properties.

10.0 Notes for Information

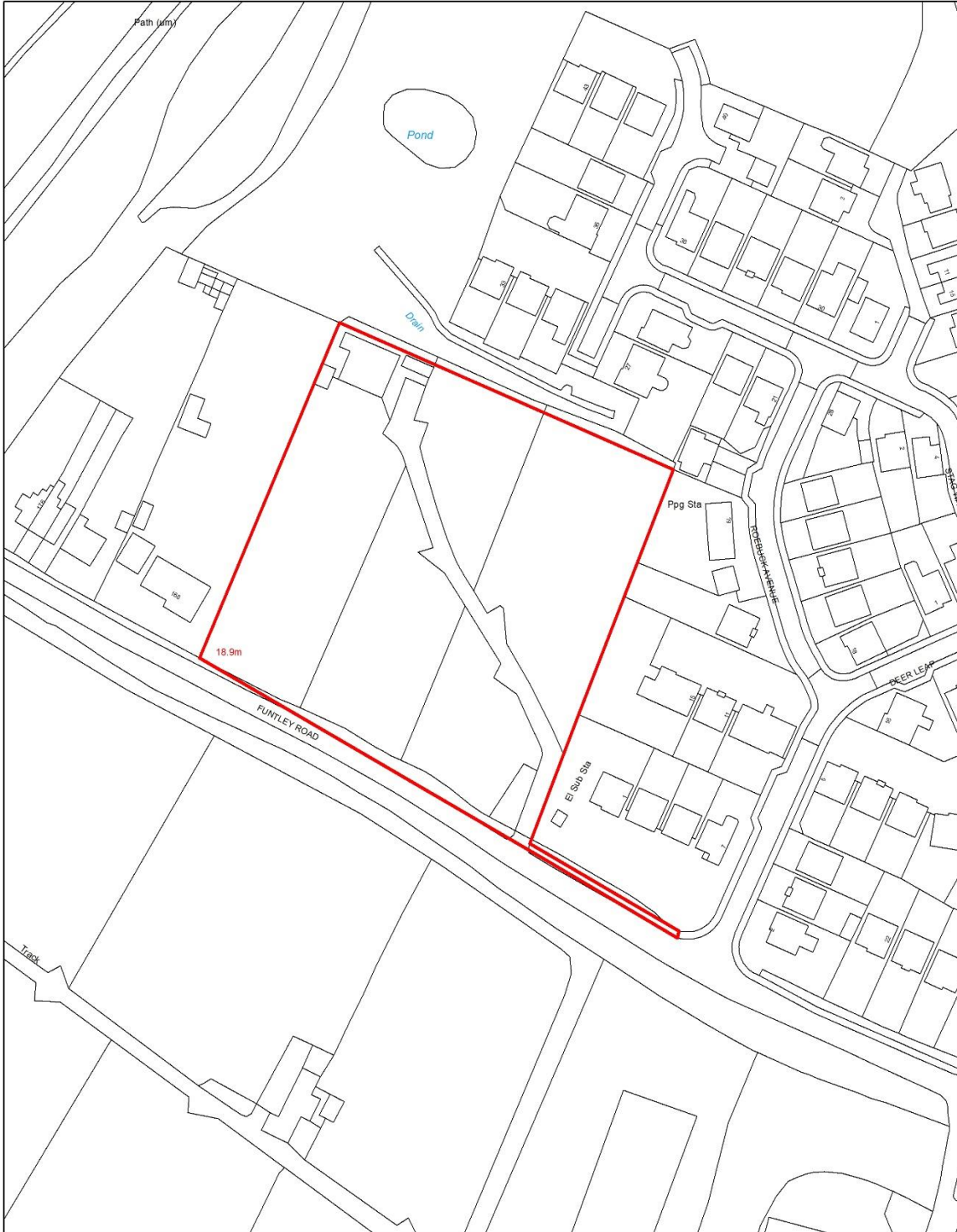
None.

11.0 Background Papers

P/17/1135/OA; P/19/0864/RM; P/19/1185/RM

FAREHAM

BOROUGH COUNCIL



Land North of Funtley Road
Scale: 1:2,500



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