

P/13/0400/FR

FAREHAM SOUTH

MR ROGER SEVERY

AGENT: MR ROGER SEVERY

ERECTION OF DETACHED DWELLING (FULL RENEWAL OF P/10/0433/FP)

128 PAXTON ROAD - LAND ADJACENT TO FAREHAM HAMPSHIRE PO14 1AF

Report By

Susannah Emery Ext 2412

Site Description

This application relates to a site to the south-west of Paxton Road adjacent to the Gillies public footpath.

The site is within the urban area and is currently overgrown with vegetation.

Description of Proposal

Planning permission is sought to erect a detached 3-bed dwelling. Two car parking spaces would be provided on the drive.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/10/0433/FP

ERECTION OF DETACHED DWELLING

PERMISSION 08/07/2010

P/07/1190/FP

ERECTION OF DETACHED DWELLING

PERMISSION 01/11/2007

P/01/1134/RM

Erection of Chalet Bungalow (Reserved Matters Application)

REFUSE 25/01/2002

P/97/0991/OA

ERECTION OF A DWELLING WITH INTEGRAL GARAGE

Representations

One letter has been received raising the following objections;

- The existing drainage system suffers frequent back-ups causing distress and mess. More properties will only exacerbate the problem
- A fresh water pipe also crosses the site and this has previously burst causing extensive damage
- Concern whether there is room to accommodate the new sewer under the public footpath and the subsequent depth and gradient of the pipe
- If the rear boundary wall collapses will it be reinstated?
- Will the relocation of the pipe be carried out and overseen by Southern Water and what impact will this work have on the properties during the diversion?
- Overlooking

Consultations

Director of Planning & Environment (Highways) - No objection subject to condition for visibility splays.

Director of Regulatory & Democratic Services (Environmental Health) - No objection subject to contamination condition and removal of PD rights.

Southern Water - Southern Water requires a formal application for sewer diversion in order to divert any public sewer. The exact position of the public sewers must be determined on the site by the applicant. No new development or new tree planting should be located within 3 metres either side of the centreline of the public sewer. No new soakaways should be located within 5 metres of a public sewer. All existing infrastructure should be protected during the course of the construction works.

Planning Considerations - Key Issues

Outline planning permission (P/97/0991/OA) was originally granted for the erection of a dwelling on this site in 1999. As neither this application or a subsequent application in 2007 have been implemented the current application seeks to extend the time limit for the commencement of the development by an additional three years. Applications to extend the time limits for implementing planning permissions were introduced in order to make it easier for developers and Local Planning Authorities (LPA's) to keep planning permissions alive for longer during the economic downturn so that they can more quickly be implemented when economic conditions improve.

LPA's are encouraged to take a positive and constructive approach towards applications which improve the prospect of sustainable development being taken forward quickly. The development proposed has previously been judged to be acceptable in all respects. The advice is to focus on development plan policies and other material considerations (including national policies) which may have changed significantly since the original grant of permission. In this instance the adoption of the Council's Core Strategy in August 2011 is of significance. Having considered the proposal against the relevant policies it is not considered that there are any grounds to now refuse planning permission. Policy CS15 of the Core Strategy does require that all new residential development achieves at least Level 4 of the Code for Sustainable Homes which would be imposed as a planning condition.

The occupants of the property to the rear (No.138) have expressed concern regarding the

potential for overlooking of their back garden from a single, first floor window shown in the rear elevation of the proposed dwelling. This first floor window would serve a bedroom and would be 11.2 metres from the garden boundary. This separation complies with the design guideline distance of 11 metres set out within the local plan and it is not considered that the proposal would result in the unacceptable overlooking of the neighbouring property to the rear.

Officers acknowledge the concerns raised in respect of the diversion of the public sewer that currently crosses the application site. The sewer would be diverted around the edge of the application site and underneath the public footpath before connecting back into the existing system. As part of the Building Regulations application the applicant would need to demonstrate that foul water could be satisfactorily disposed of and that the proposed building would not be located within the easement of the public surface water sewer. Southern Water have been consulted on the proposal and have raised no objection but will require a formal application to divert the public sewer. If any damage occurs to the neighbour's property during construction works then this would be a private matter.

Subject to conditions officers consider the proposal complies with the relevant policies of the Fareham Borough Core Strategy and Fareham Borough Local Plan Review and the application 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

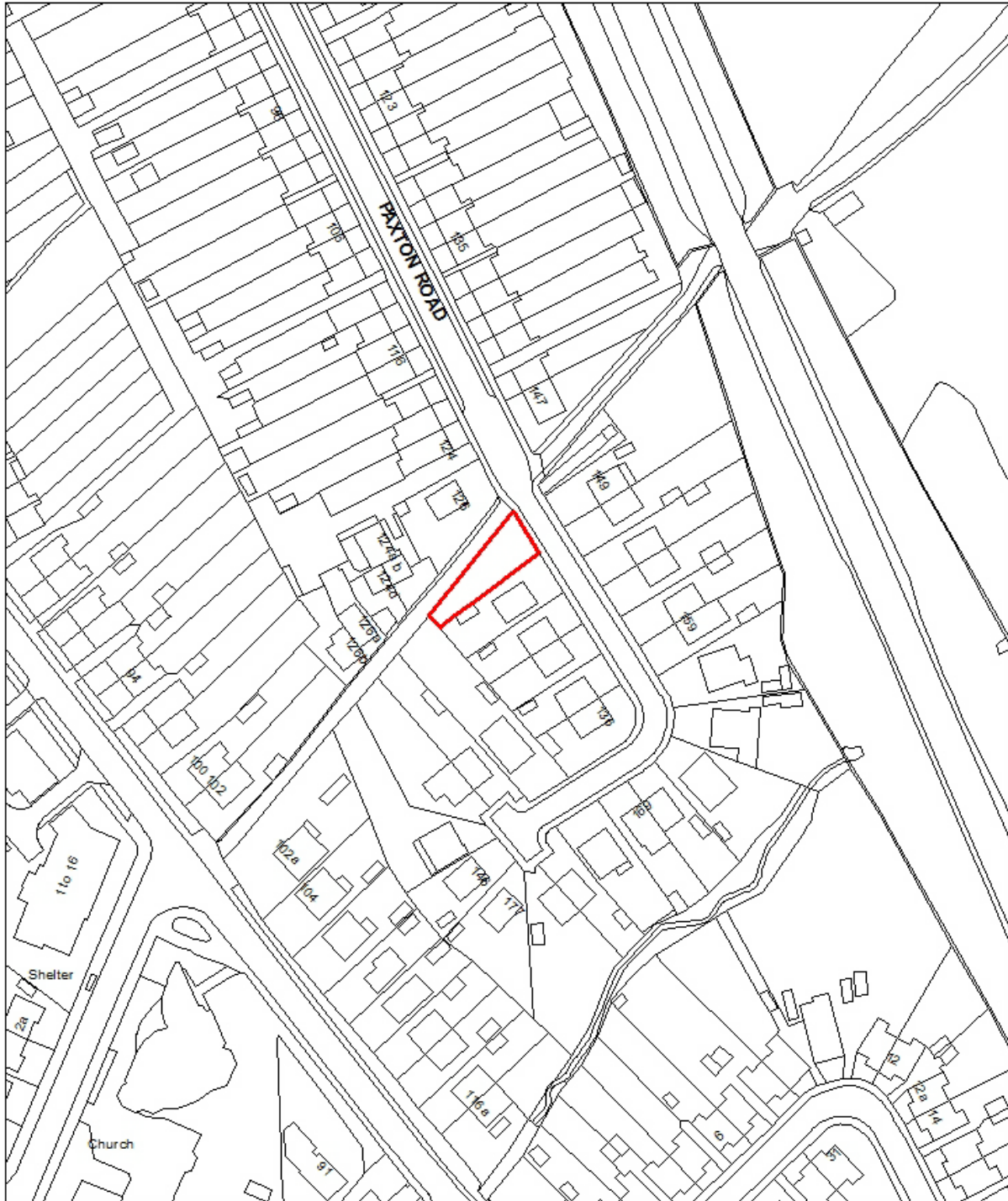
PERMISSION: Materials to be agreed, Boundary Treatment, Parking, Contamination, Obscure glaze and fix shut to 1.7m first floor windows (south-east and north-west elevations), Provide 2m x 2m sightlines maintained clear of all obstructions over 0.6m high, Remove PD: Outbuildings/Extensions, Level 4 Code for Sustainable Homes, No Burning on Site, No Mud on Road, Construction Hours

Background Papers

P/13/0400/FR; P/10/0433/FP

FAREHAM

BOROUGH COUNCIL



128 Paxton Road
- Land Adjacent
Scale 1:1250

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. 2013

