

P/13/0435/FR

MRS SELLENCE

FAREHAM NORTH-WEST

AGENT: ROBERT TUTTON
TOWN PLANNING
CONSULTANTS

ERECTION OF TWO-BEDROOM DETACHED HOUSE (FULL RENEWAL OF
P/09/0830/FP TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION)

101 HILLSON DRIVE FAREHAM HAMPSHIRE PO15 6NP

Report By

Susannah Emery Ext 2412

Site Description

This application relates to a site on the south-east corner of Hillson Drive and Wynton Way.

The site currently forms part of the rear garden area of 101 Hillson Drive.

There is an electricity sub-station on the eastern site boundary.

Description of Proposal

Planning permission is sought for the erection of a detached 2-bed two storey dwelling fronting on to Wynton Way.

The proposed dwelling and the existing property would be provided with car parking spaces in a row of three adjacent to the road.

The property would have a rear amenity area measuring 5.5 metres in depth.

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:

Representations

One letter has been received raising the following objections;

- Overlooking
- Negative impact on saleability of property

Planning Considerations - Key Issues

Planning permission was granted for this development on appeal in 2010. This 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 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 relevance and also the National Planning Policy Framework (NPPF) in 2012.

The principle of developing the site is considered acceptable and would not conflict with guidance contained within the NPPF. The Planning application must therefore be determined in accordance with the local development plan unless material considerations indicate otherwise. Proposals for development on residential garden sites will be considered against Policy CS17 of the Core Strategy in particular which states that development must respond positively to and be respectful of the key characteristics of the area including scale, form, and spaciousness. The 2009 planning application granted on appeal was refused under officers delegated powers as there were concerns about the size of the plot and how well the proposed dwelling would fit in with the character of the area. The appeal inspector concluded that the proposal would not result in a cramped or obtrusive form of development and would not harm the character or appearance of the streetscene. It is not considered that local plan policy has altered so significantly since the appeal decision and in light of the comments of the appeal inspector officers do not consider that a refusal could be substantiated.

The objection received raises concerns about overlooking of the neighbouring property to the south of the existing dwelling (No.99). The rear elevation of the proposed dwelling would be approx 13.5 metres from the northern garden boundary of the objector's property. The first floor windows proposed within the rear elevation would be conditioned to be obscure glazed and fixed shut to 1.7m above floor level. This would be primarily to prevent overlooking of the garden of the existing dwelling however it would also prevent any unacceptable impact on the objector's property in terms of overlooking.

Policy CS15 of the Core Strategy requires that all new residential development achieves at least Level 4 of the Code for Sustainable Homes which would be imposed as a planning condition.

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.

Recommendation

PERMISSION; Materials as agreed , Boundary Treatment as agreed, Parking, Obscure glaze & fix shut to 1.7m first floor window (south), Level 4 Code for Sustainable Homes, Construction hours

Background Papers

P/13/0435/FR; P/09/0830/FP

FAREHAM

BOROUGH COUNCIL



101 Hillson Drive
Scale 1:1,250



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