

P/13/0278/FP

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PROPOSED DEMOLITION OF EXISTING TWO STOREY RESIDENTIAL UNIT AND
CONSTRUCTION OF TWO NEW RESIDENTIAL DWELLINGS.

HAMBROOK LODGE NEWGATE LANE FAREHAM PO14 1BA

Report By

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Site Description

The application site is understood to comprise the historical curtilage of Hambrook Lodge and the access and approach to it off the eastern side of Newgate Lane, Fareham.

Hambrook Lodge was originally occupied as a single large dwellinghouse presumably in association with the surrounding agricultural land, Peel Farm. More recently the house was subdivided into two large residential flats understood to have three bedrooms each. The lodge is a detached two storey red-brick building with accommodation set within the roof space. A two storey extension appears to have been added to the northern side of the building at some point. The building is understood to have suffered fire damage in recent years and it is currently in a poor state of repair.

To the immediate western side of the building is a yard area enclosed by a 2 metre brick wall (partially demolished). A delapidated brick built outbuilding stands in the yard close to the house. Along the western edge of this outbuilding runs a stream which continues throughout the site in a north to south direction. Also in this location is a turning area for vehicles and two other vehicular accesses serving the stables and grazing land located to the south-west of the site and the farm land to the north. To the south and east of the lodge is an area of grassland, and scrub with various small to medium sized fruit trees. Mature hedgerows bound the site at its northern extent with several more substantial mature trees. Outside of the site boundary to the north lie further mature tree coverage and farm outbuildings.

Vehicular access to the site is provided off of the eastern side of Newgate Lane (B3385). An unmade track leads from the adopted highway to the turning area to the west of the lodge.

The site lies outside of the urban settlement areas as defined in the borough development plan proposals map. The site is therefore within a countryside location and strategic gap.

Description of Proposal

Permission is sought for the demolition of the existing residential building and outbuildings and the erection of two detached three bedroom dwellings.

The two proposed dwellings would be two storey in scale and would occupy broadly the same footprint as the existing building to be demolished. The style of the dwellings is conventional with key features being the barn hips to the front and rear gable ends and indicative use of traditional materials (to be confirmed).

Access to the units would remain as at present with the submitted plans showing a shared

driveway with three parking spaces per dwelling and indicative areas of landscaping planting and hardsurfacing around the houses.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

CS22 - Development in Strategic Gaps

Approved SPG/SPD

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

Fareham Borough Local Plan Review

DG4 - Site Characteristics

C18 - Protected Species

Relevant Planning History

The following planning history is relevant:

<u>P/12/0771/FP</u>	PARTIAL DEMOLITION AND REFURBISHMENT OF EXISTING RESIDENTIAL BUILDING TO CREATE NEW DWELLING AND ERECTION OF NEW TWO STOREY DETACHED DWELLING
	APPROVE 02/01/2013
<u>P/12/0383/FP</u>	PARTIAL DEMOLITION AND REFURBISHMENT OF EXISTING RESIDENTIAL BUILDING TO CREATE NEW DWELLING, ERECTION OF NEW TWO STOREY DETACHED DWELLING HOUSE AND ERECTION OF TWO DETACHED DOUBLE GARAGES.
	REFUSE 12/07/2012
<u>P/10/0607/FP</u>	PROVISION OF NEW ACCESS ONTO NEWGATE LANE
	REFUSE 17/09/2010
<u>P/10/0197/FP</u>	PROVISION OF NEW ACCESS ONTO NEWGATE LANE
	REFUSE 10/05/2010

Representations

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

- Concern over number of applications submitted
- Proposal is for two unsightly new buildings bearing little resemblance to previous approval
- Current farm track unsuitable to take heavy construction vehicles - its widening and

removal does not bode well for the countryside
- Further bat survey work needed

Consultations

Director of Planning & Environment (Highways) -

Whilst concern was previously expressed that the existing access from Newgate Lane was sufficiently poor, in visibility terms, so as to be unable to support a material increase in traffic, it is acknowledged that the proposal is to erect two dwellings in place of the existing large house that is sub-divided into two flats. Consequently, as there would be no material increase in traffic generated, no highway objection could be sustained or is raised to the application subject to conditions (vehicular access improvements, car parking and turning areas, bicycle spaces).

Investigations have indicated that the proposals will not prejudice the implementation of the Newgate Lane realignment scheme, the two options for which are the subject of pre-consultation design.

Director of Planning & Environment (Strategic Planning) -

Hambrook Lodge is located to the south of Fareham town and east of Stubbington, outside of the urban area and within a Strategic Gap. Core Strategy policies CS14 - Development Outside of Settlements and CS22 - Development in Strategic Gaps are applicable in this instance. Policy CS22 sets out that 'land within a Strategic Gap will be treated as countryside'. The application of countryside policies in this instance is considered with reference to CS14 as set out below.

Policy CS14 states that: 'The conversion of existing buildings will be favoured. Replacement buildings must reduce the impact of development and be grouped with other existing buildings, where possible.' The overall mass of development proposed accords with this Policy and this has been established through granting planning permission for partial demolition and refurbishment of existing residential building to create new dwelling and erection of new two storey detached dwelling under P/12/0771/FP. However, the applicant should clarify the reasons why refurbishment of the existing residential building is no longer pursued. This would be promoted by the Local Planning Authority, in accordance with CS14.

Finally, it is questionable whether the new dwelling will act to 'reduce the impact of development' in a visual sense when viewed from vantage points looking north/ northeast from Newgate Lane toward the site. The issue of visual prominence of the new dwelling is exacerbated by its modern design which is contrary to Core Strategy policy CS17 High Quality Design insofar as it does not does positively respond to the character of this countryside location. The principle for design has also been already established through approval of P/12/0771/FP and this should be adhered to.

Director of Planning & Environment (Arboriculture) -

There are no arboricultural grounds for refusal and no objection is raised subject to conditions (tree protection plan, landscape scheme).

Director of Planning & Environment (Ecology) -

The bat report gives the results of interior and exterior inspections of the existing buildings on site which will be impacted by the proposals. Two activity surveys have also been carried out and recorded no bat use of the buildings. Although the activity surveys were carried out rather late in the season, there is sufficient information on which to determine the application, with regards to bats.

Even though no bat evidence of use of the buildings was found, there remains the potential for the buildings to be used by bats in the future due to their suitability and presence of potential access points. Therefore in any future consent it is advised that update surveys prior to commencement (and of course details of any resulting mitigation measures) are secured by condition.

The Ecology report provides some information about the wider site and the results of phase 2 reptile surveys (which were not recorded as present during the surveys). It has failed to acknowledge the presence of nearby ponds, which was highlighted previously, and no preliminary pond surveys or Great crested newt surveys were carried out as they should have been. However, it is known (from data relating to a different scheme) that the ponds have been surveyed and have not been found to support GCN (though other amphibian species are present), as such further survey information will not be requested relating to these features.

Recommended condition and informatives.

Director of Regulatory & Democratic Services (Environmental Health) - No adverse comments

Director of Regulatory & Democratic Services (Contaminated Land) - Having reviewed available information it is noted that the site is part of a former farm. There has also been storage of cement asbestos, and chemicals on site and the site has recently had a fire at the property.

The recommendation of this section is that this application could be approved subject to a condition that takes account of the following: desk study/walkover investigation and assessment, remedial measures and method statements, implementation of remedial measures and validation, unexpected contamination.

Environment Agency -

It does not appear that the applicant has any plans to alter existing access, or carry out works for access purposes which will restrict the main river at the site. On this basis the Environment Agency find the development proposals acceptable and has no objection in principle to the proposed development as submitted.

Planning Considerations - Key Issues

Members will recall that planning permission was granted at the committee meeting on 19th December last year for an earlier scheme on this site (planning reference P/12/0771/FP). The partial demolition of the existing building and the refurbishment of the remainder was proposed along with a two bedroom 'barn style' dwelling subservient in design to be constructed alongside and on the footprint of the demolished wing.

This current proposal is an alternative to that scheme which instead proposes the complete

demolition of the existing Hambrook Lodge and the erection of two detached three-bedroom houses identical to each other.

Officers understand that the application site is under new ownership. The submitted Design & Access Statement explains that the new owners, having carried out a feasibility study, believe the condition of the existing building to have deteriorated significantly since the original site survey in 2010. It states that "the applicant does not consider that the retention of Hambrook Lodge can be financially justified".

Following concerns expressed by officers, including those of the strategic planning policy section above, during the early stages of considering this application the applicant has amended the scheme to propose a more traditional design and appearance to the two dwellings.

i) Principle of development

Policy CS6 (Development Strategy) of the adopted Fareham Borough Core Strategy explains that priority will be given to the reuse of previously developed land within the defined urban settlement boundaries. This stance is reiterated by Policy CS2 (Housing Provision). Although the application site is outside of the urban area consideration must be given to the existing site circumstances and the fact that the site currently comprises two 3-bedroom residential units.

Policy CS14 (Development Outside Settlements) of the Fareham Borough Core Strategy outlines acceptable forms of development in the countryside and says that "the conversion of existing buildings will be favoured". The applicant claims the refurbishment of the existing building is unviable and Officers acknowledge that it is in a poor condition and of no significant architectural, historic or aesthetic merit.

The same policy also stresses that "replacement buildings must reduce the impact of development and be grouped with other existing buildings". The existing building contains two residential units and, whilst the new dwellings would be separate detached dwellings as opposed to being one single built form they are considered to be replacement dwellings in that there would be no increase in the number of units on the site. The proposed houses would occupy the same approximate footprint as the existing building to be demolished, and the bulk and massing of their principal elevations would be less than the lodge at present as demonstrated in the submitted drawings. The proposal is therefore seen as conforming with this development plan policy.

ii) Effect on appearance and character of countryside and strategic gap

Policy CS17 (High Quality Design) of the adopted Fareham Borough Core Strategy expects that development will be designed to respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials.

Policy CS22 (Development in Strategic Gaps) of the Core Strategy states that "development proposals will not be permitted either individually or cumulatively where it significantly affects the integrity of the gap and the physical and visual separation of settlements".

The proposed siting of the two new houses is approximately 85 metres from the entrance to the site from Newgate Lane. The existing lodge building is heavily screened by mature tree

cover and existing farm and curtilage outbuildings when viewed from various vantage points along the road. The majority of this screening would remain in place and would be reinforced by further landscaping planting. Given this and the acknowledged appropriate bulk and scale of the proposal in comparison to the existing lodge, officers are satisfied that there would be no visual or physical erosion of the strategic gap.

The design and appearance of the development, whilst a departure from the agreed approach of the previous planning consent and the rural farm yard nature of the site, is on balance not considered to be harmful to the appearance of the immediate surrounding area or the character of the countryside in which the site lies. Subject to a number of conditions controlling the materials to be used in and future changes to the development, the proposal is considered acceptable and to accord with Policies CS14, CS17 & CS22 of the Fareham Borough Core Strategy.

iii) Living conditions of future occupants

The arrangement of the two dwellings on the site is satisfactory in terms of the level of light, outlook and privacy that future occupants would enjoy. The private garden areas indicated on the submitted drawings to serve each dwelling are of an appropriate size. The proposal is therefore considered to accord with those related parts of Core Strategy Policy CS17.

iv) Highway safety

The number of residential units on the site is not proposed to increase and would remain at two. The proposal involves no net increase in the number of bedrooms and it is unlikely there would be any material increase in trips to and from the site. Subject to improvements to widen and resurface the initial section of the vehicular access in line with the Highways officer's suggestions, Officers do not consider there would be any adverse affect on highway safety at the junction with Newgate Lane.

Recommendation

PERMISSION: material samples; hardsurfacing details; Code for Sustainable Homes Level 4; landscaping scheme and implementation; details of improvements to access; car parking and turning on site; bin/cycle storage; landscape tree protection method statement; details of boundary treatment and entrance gates; remove PD rights for boundary treatment, hardsurfacing, extensions, alterations to roofs and outbuildings; no burning on site; mud/spoil on roads; hours of construction; updated bat inspections/surveys and mitigation; land contamination.

Notes for Information

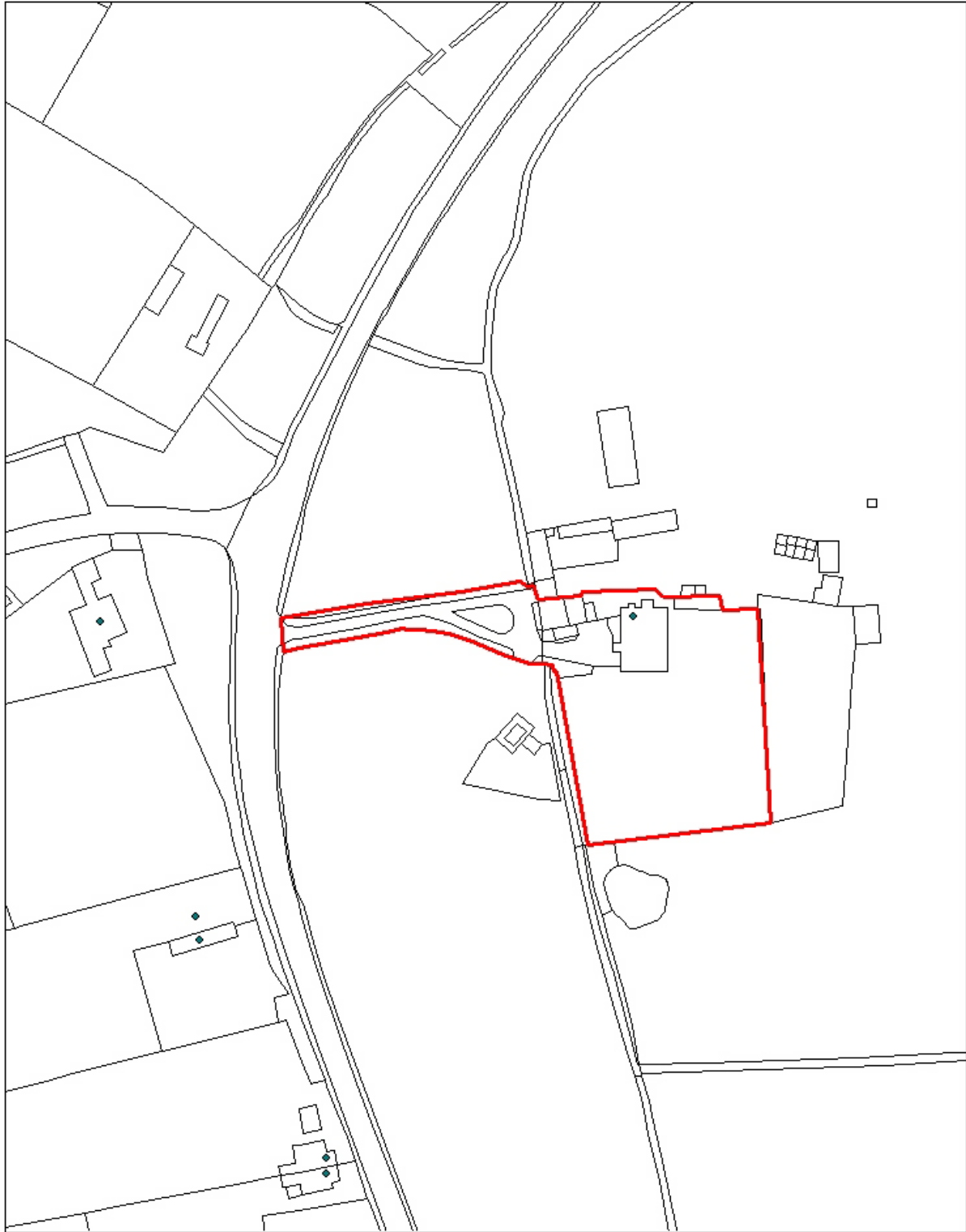
Birds nests and Wildlife and Countryside Act 1981; native reptiles and Wildlife and Countryside Act 1981; River Alver 'main river' - permission from EA;

Background Papers

P/13/0278/FP

FAREHAM

BOROUGH COUNCIL



Hambrook Lodge
Newgate Lane
Scale 1:1,250



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