

P/13/0149/FP

SARISBURY

KEBBELL DEVELOPMENT LTD

AGENT: MAZE PLANNING LTD

ERECTION OF TWO DETACHED DWELLINGS WITH GARAGES

LAND OFF WAYSIDE LOWER SWANWICK FAREHAM SO31 7GZ

Report By

Alex Sebbinger (Ext 2526)

Site Description

The application site comprises a parcel of land which is situated to the east of Wayside. The site lies immediately east of a development of five detached dwellings which are accessed off Wayside via a private but shared access which leads to the public highway.

The application site, which lies within a development boundary slopes down to the south and west, and is also directly adjacent (to the west of) a development site recently granted planning permission for four dwellings, accessed off Lower Swanwick Road.

The surrounding area is predominantly residential, and the properties that are found in Wayside are traditionally designed modern two storey detached dwellings. The surrounding area is comprised of properties of similar styles.

Description of Proposal

The proposal is for full planning permission to develop the site with two detached houses. The proposed properties are to be sited in a north-south arrangement, to follow the established building line.

Access would be taken from Wayside and would necessitate widening and other improvement works to an existing private driveway to ensure its suitability to serve the existing and proposed houses.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Fareham Borough Local Plan Review

DG4 - Site Characteristics

C18 - Protected Species

Relevant Planning History

The following planning history is relevant:

<u>P/98/0822/OA</u>	Residential Development (Outline Application)	
	REFUSE	28/09/1998
<u>P/99/0532/OA</u>	Residential Development (Outline Application)	
	REFUSE	18/10/1999
<u>P/01/0154/FP</u>	Construction of Six Houses with Garages and New Access Road off Wayside	
	PERMISSION	14/05/2003
<u>P/08/1095/FP</u>	ERECTION OF SIX HOUSES WITH GARAGES AND NEW ROAD ACCESS OFF WAYSIDE	
	PERMISSION	19/11/2008

Representations

Six letters of representation have been received objecting to the development on the following grounds:

- Highway Safety concerns
- Loss of parking
- Additional parking pressures
- Loss of laurel hedge
- Overdevelopment
- Harm to conservation and wildlife
- Concern that development off Lower Swanwick Road could use this access and would want guarantee this would not occur
- No agreement with landowners to access site
- Overbearing development
- Loss of outlook
- Not brownfield land
- Concerns over ecology
- Dimensions of Wayside unsuitable for an adopted highway
- Access concerns for existing residents
- Health concerns during construction
- Inaccuracies with submission
- Access to sewers has not been permitted
- Properties too large for their plot
- Impact upon privacy

Consultations

Director of Planning & Environment (Highways) - The proposed access arrangements would be suitable to serve the existing dwellings and those proposed. The proposals incorporate a visitor space fronting the southern new house. Given the length of the access, it would be appropriate for the housing layout to provide sufficient space to enable a 6.7metre long home-delivery type vehicle to turn and so avoid reversing along the whole length of the

access. To accommodate this turning, the loss of the second visitor parking space is accepted. No highway objections subject to conditions.

Director of Planning & Environment (Ecology) - Insufficient information submitted regarding reptiles. No information provided regarding any lighting and the impacts of this on boundary vegetation.

Director of Regulatory Services (Environmental Health - Noise) - no objections but request condition regarding hours of work to protect amenity of neighbours.

Director of Regulatory Services (Environmental Health - Contamination) - no objections subject to condition.

Planning Considerations - Key Issues

There are a number of issues with this application:

1. Principle of development
2. Design and appearance
3. Impact on neighbours
4. Highway and traffic issues
5. Ecology and other matters

1. PRINCIPLE OF DEVELOPMENT

Members will recall the March meeting where plans for a development at the adjoining site (described as rear of 233 Swanwick Lane - reference P/13/0062/FP) for four detached dwellings with access off Swanwick Lane was granted planning permission.

Historically, the site the subject of this application, plus the area of land to the east was granted planning permission for a development of six dwellings with access off Wayside. Due to land assembly issues that scheme was never implemented and lapsed. This application seeks to develop the last remaining portion of the site covered by the earlier planning permission, with two dwellings accessed off Wayside.

It must be stressed that the principle of development on this site (including works to the existing access) has been previously agreed by the Council. This application for residential development is acceptable within this urban location and subject to according with all other relevant development control policies and criteria there are no fundamental "in principle" issues that would give rise to a policy-based objection to this development.

2. DESIGN AND APPEARANCE

The proposed dwellings are of the same design as proposed for this part of the site as per the earlier permission. The proposed properties are traditionally styled with tile hung and rendered elevations and roof-lines that do not appear unduly bulky or intrusive. In terms of character, they will not appear out of character or keeping with either existing development in Wayside or what has recently been approved on the site to the east.

In terms of siting, the proposed dwellings are positioned in a north-south siting, with each property facing opposite the extended private roadway and turning/parking area. This siting is broadly respective of the existing established building line in Wayside and will not be out

of place when compared with the recently approved development on the site to the east.

Overall, it is not considered that the siting, design or appearance of these properties gives rise to any issues that would warrant withholding planning permission.

3. IMPACT ON NEIGHBOURS

The properties most likely to be directly affected by this development are Nos. 3 and 6 Wayside. The proposed southern-most dwelling (Plot 1) is designed so that it is to be positioned roughly in-line with No. 6, and the proposed dwelling is stepped down so that the ridge-line nearest to the boundary is significantly reduced, being hipped to the side as well as set well back from the frontage. The height of the building nearest to No. 6 is 6.3 metres and this is not considered to represent an overbearing addition or intrusion on that property. No side windows are proposed on that elevation, and only one side window (serving a bathroom) is proposed facing towards the development site to the east. Conditions can ensure that no further side windows are added. The relationship of Plot 1 with the surrounding existing (and permitted) development is considered acceptable.

Plot 2 is sited forward of No. 3 Wayside, however is sited some 8 metres away from that dwelling, and an existing single storey detached double garage with pitched roof is located between that dwelling and the site of the proposed Plot 2. Overall it is not considered that this would be harmful to the amenities of No. 3 as the proposed dwelling is sited far enough away and is at such an angle so as not to be over-bearing or cause loss of light. Furthermore, the relationship of this proposed plot with No.3 is not dissimilar to the existing situation with No. 1 Wayside, which is also sited forward of No. 3 but that dwelling is situated some 5 metres from the property. In light of that existing relationship it is not considered that refusal on this point would be sustainable.

No principal side windows are proposed (those facing towards No.3 are secondary and can be fixed obscure glazed, so privacy will not be materially affected by this development.) Two side facing windows face east towards the permitted development site however a condition can require these windows to be fixed obscure to ensure that the amenities of the future occupiers of the adjacent site will not be unduly harmed.

Overall, it is not considered that the proposal gives rise to any situation detrimental to neighbouring amenity.

4. HIGHWAY AND TRAFFIC ISSUES

Significant concern has been raised regarding the increased use of the access onto Wayside, in terms of capacity, ability to handle the increased vehicular movements, prevention of access through to the site to the east, and a legal issue regarding the ownership of the land.

In terms of the physical capacity of the access, as well as the ability for vehicles to adequately park and turn within the site, no objections are raised. Due to the length of the proposed drive, it is considered appropriate for the housing layout to provide sufficient space to enable a 6.7m long home-delivery type vehicle to turn and so avoid reversing along the whole length of the drive.

Subject to conditions requiring the submission of details in respect of car and bicycle parking areas, provision of turning areas and measures to ensure the contractors' vehicles

are adequately catered for during construction there are no fundamental highway issues that would arise.

Although concerns have been raised regarding the legality and right of way over the access, this is not a planning issue and Members are reminded that this is a civil matter between the freeholders of the site and should not preclude or affect making a decision on this application in any way.

5. ECOLOGY AND OTHER MATTERS

Concern has been raised about the impact of the development on the ecology of the site, specifically the impact on reptiles and the impacts arising from light emanating from the boundary of the site. The applicant has been advised of this and revised biodiversity details have been submitted, which are currently being assessed. Members will be updated prior to the meeting as to the acceptability of the details submitted.

The Council adopted the Community Infrastructure Levy (CIL) on 1st May 2013. Were Members minded to grant planning permission it would be subject to a CIL contribution with no need for a planning obligation.

CONCLUSION

The application is considered to be of an appropriate design with acceptable access, which will not unduly impact on neighbouring amenity. The Comments of the Director of Planning and the Environment (Ecology) are awaited and will be reported at the meeting.

Recommendation

Subject to the receipt of the comments of the Director of Planning and the Environment (Ecology) and any conditions they may recommend:

PERMISSION: standard time limit; materials; no further side windows; side windows to be obscure glazed; details of soft landscaping to be agreed; hours of operation during construction; car parking areas to be retained; bicycle space to be laid out; measures to prevent mud on roads; provision for construction vehicles and materials; details of boundary treatment on the eastern boundary of the site to be agreed, which shall not at any time be opened up for vehicular links; contaminated land condition.

Background Papers

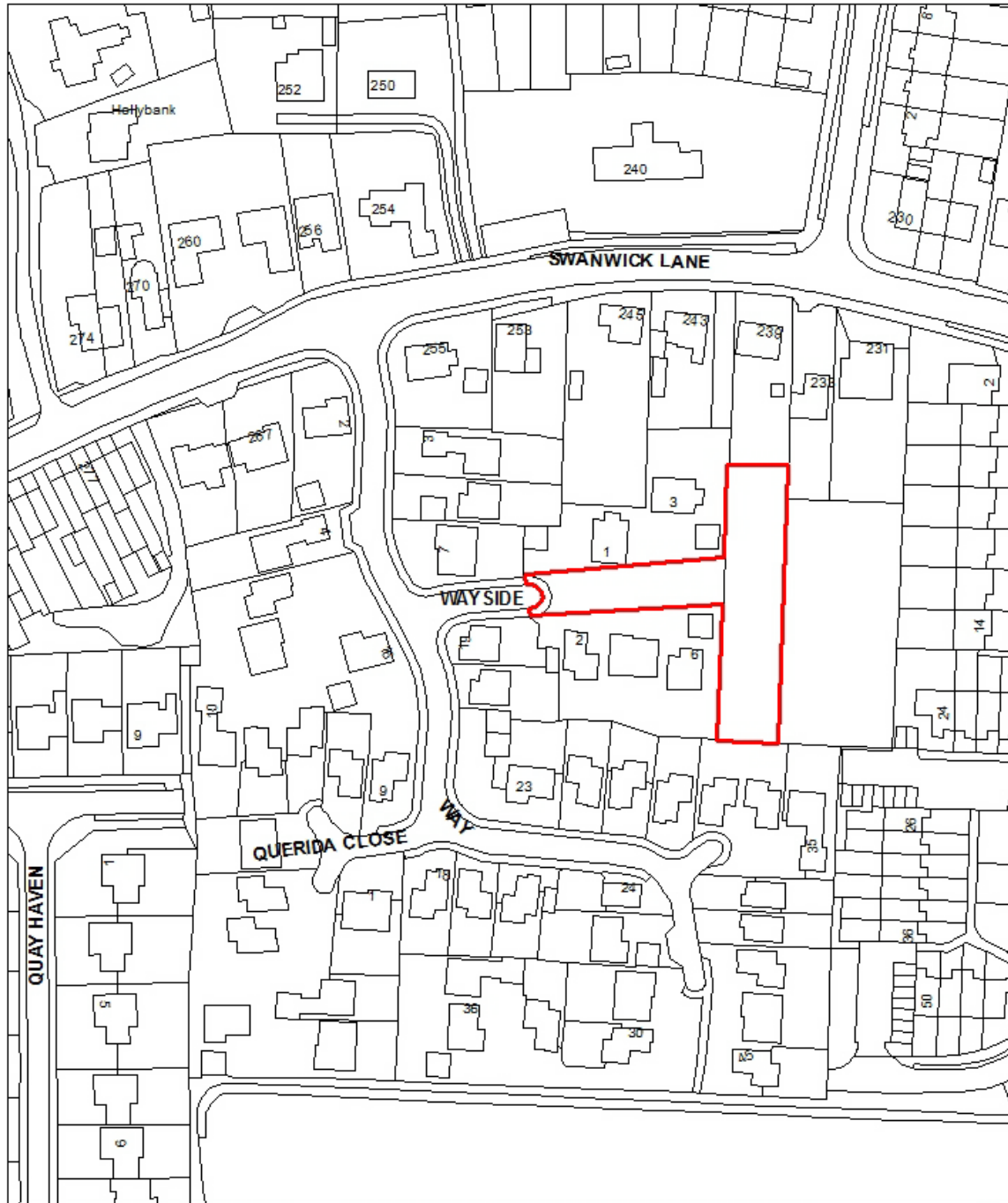
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FAREHAM

BOROUGH COUNCIL



LAND OFF WAYSIDE
SCALE: 1:1250

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