

P/13/0477/FP

PARK GATE

FOREMAN HOMES LTD

AGENT: FOREMAN HOMES LTD

DEMOLITION OF EXISTING CARE HOME AND CONSTRUCTION OF 12 DWELLINGS INCLUDING 10 THREE BEDS AND 2 FOUR BEDS WITH ASSOCIATED LANDSCAPING AND PARKING (ALTERNATIVE TO P/12/0885/FP)

38 COLUMBUS DRIVE - RIVENDALE - SARISBURY GREEN SO31 7LW

Report By

Richard Wright x2356

Site Description

The application site comprises the grounds of this former NHS care home currently vacant.

The site sits within the urban area and within the wider boundary of the Coldeast Hospital Strategic Development Allocation.

The care home building lies in the centre of the site with three distinct wings to its built form. To the south of the building is a garden area previously used by residents of the home. The land close to the southern boundary of the site slopes away significantly into a ditch which marks the boundary between it and the housing development already constructed to the south of the site.

To the north west of the building is further garden space bound by mature trees whilst car parking space and landscaped areas are to the north east of the building adjacent to the site's vehicular access from Columbus Drive.

Mature trees line the western site boundary and north eastern corner of the site. The site is covered by an area tree preservation order (FTPO 251).

Description of Proposal

Full planning permission is sought for the demolition of the existing care home and erection of twelve dwellings including ten 3-bed and two 4-bed houses.

The dwellings are shown to be arranged in three rows of three terrace houses, a pair of semi-detached dwellings and one detached dwelling.

Associated parking space for each of the dwellings is proposed along with detailed landscaping proposals.

The existing vehicular access from Columbus Drive is proposed to be retained as the principal access to the site.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

C18 - Protected Species
CS9 - Development in Western Wards and Whiteley
CS10 - Coldeast Hospital Strategic Development Allocation
CS15 - Sustainable Development and Climate Change
CS17 - High Quality Design
CS18 - Provision of Affordable Housing
CS20 - Infrastructure and Development Contributions
CS21 - Protection and Provision of Open Space

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:

P/12/0885/FP **DEMOLITION OF EXISTING CARE HOME AND CONSTRUCTION OF
12 DWELLINGS INCLUDING 10 THREE BEDS AND 2 FOUR BEDS
WITH ASSOCIATED LANDSCAPING AND PARKING**
APPROVE 29/04/2013

Representations

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

- Local roads and infrastructure cannot support the increased traffic or needs of 12 extra dwellings.
- Overlooking / loss of privacy
- Loud and disruptive building work

Consultations

Director of Community and Streetscene (Strategic Housing) -

The proposed revisions do not appear to have had an impact upon the proposed affordable units (units 4 - 6). There are no concerns about the revisions suggested providing that it is these units that remain allocated as affordable housing and that the opportunity remains to discuss with the developer any amendments to the internal layout of the potential adapted unit prior to it being constructed.

Director of Planning & Environment (Highways) - No objection

Director of Planning & Environment (Ecology) - Comments remain the same as previously. No particular concerns with the proposal. No protected species have been recorded on the site although due to the potential some precautionary mitigation measures have been set out. Enhancement measures have also been set out, and a condition of any consent should secure all these measures.

Director of Planning & Environment (Urban Design) - the only concern is the reduction in the extent of the threshold strip detail at the entrance to the site as a result of the new layby visitor's space.

Director of Regulatory & Democratic Services (Environmental Health) - Comments for P/12/0885/FP remain relevant: A traffic noise assessment should be undertaken to assess whether or not the new development will be subject to unacceptable levels of traffic noise pollution.

Director of Regulatory & Democratic Services (Contaminated Land) -

It may be necessary to remove the permitted development rights for this application as this site has gas protection measures in the other dwellings which may well be necessary here. There were a number of former boiler houses and oil tanks at the Coldeast Site some of which had leaked, and this area is likely to be similar. The recommendation of this section is that this application could be approved subject to a condition that takes account of the following; [desk top investigation - leading to intrusive site investigation - leading to remedial measures/method statement - implementation of remedial measures - validation of remedial measures - measures to deal with other contamination encountered during construction].

Director of Planning & Environment (Arboriculture) - No objections subject to conditions.

Planning Considerations - Key Issues

Planning permission was granted in April this year for an almost identical scheme under P/12/0885/FP. This current proposal includes the following changes to the previously approved development:

- Change of car port on plot 1 to garage and provision of additional surface parking space
- Minor changes to fenestration on multiple plots
- Repositioned visitor parking space
- Additional proposed bin collection point
- Changes to parking layout for plots 4 & 5, rear access to those plots, garden for plot 4 resized
- Provision of landscaping buffer strip behind plots 4, 5 & 6

The material planning considerations to be taken into account when determining this application are as follows:

- Principle of residential development of site
- Layout, design and appearance
- Parking and highway safety
- Residential amenity
- Landscaping and protection of existing trees
- Provision of affordable housing
- Ecology
- Contaminated land

Principle of residential development of site

The site is located within the urban area where Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy seek to focus

new residential development.

Policy CS9 (Development in the Western Wards & Whiteley) of the Core Strategy states that development will be permitted within this part of the borough for the provision of around 1,480 dwellings, subject to the protection of the settlement boundaries and natural, historic, biodiversity and cultural resources.

Core Strategy Policy CS10 (Coldeast Hospital Strategic Development Allocation) is more specific to the former Coldeast Hospital site and sets the presumption in favour of residential development within the urban area within the allocation. Notwithstanding that the application site is not explicitly referred to in the policy wording or included within the adopted development brief, the clear policy direction of the Council is to facilitate residential development within the urban area. The site is directly adjacent to the first phase of residential development approved within the Coldeast site and enjoys the status of a 'windfall' site further contributing towards the Council meeting its housing targets as identified through Policies CS2 & CS9.

Planning permission for a very similar scheme was granted under P/12/0885/FP in April this year.

Officers consider the principle of residential development on the site to be acceptable and the proposal to accord with the above local plan policies.

Layout, design and appearance

The submitted scheme proposes twelve dwellings on the site arranged in the form of two sets of 3no terrace houses fronting Columbus Drive itself, a further terrace of 3no dwellings within the northern section of the site where the existing care home car park is located and a pair of semi-detached properties and a detached house along the western site boundary.

The scheme is proposed at a density in keeping with the prevailing pattern of development in the surrounding area, both within the Coldeast site and beyond its border to the north. The scale, form and type of dwellings proposed is varied and in keeping with the newly established diversity of the Miller Homes site located to the immediate south.

The dwellings relate well to one another in terms of their arrangement on the site, the space between houses and also to the key characteristics of the adjacent development. The terraces fronting Columbus Drive respond well by continuing the built form of the adjacent site. The open frontages of those adjacent terraces is repeated through Plots 7 - 12 in front of a boundary hedgerow and line of railings which enclose the pathway serving those properties. A path way between plots 9 and 10 provides easier pedestrian movement through to the rear of those properties and beyond.

The architectural styling of the dwellings proposed is in keeping with the local vernacular already established within the wider Coldeast site. This serves to ensure continuity between the different developments and helps create a certain degree of distinctiveness. The proposal gives little information on the intended external materials to be used. The consideration of materials should be secured by planning condition.

In summary, the proposal is considered to accord with the design related criteria set out within Policy CS17.

The submitted Design & Access Statement sets out that Code Level 4 for Sustainable Homes will be sought for all of the proposed dwellings. A suitable planning condition should be imposed to ensure this is the case in accordance with Policy CS15 of the adopted Fareham Borough Core Strategy.

Parking and highway safety

The proposed parking provision meets with the requirements set out within the Council's adopted Residential Car & Cycle Parking Standards SPD. The layout would enable safe manoeuvring of vehicles within the site with adequate turning space and visibility provision. Two bin collection areas are provided to enable easy collection of refuse.

Residential amenity

The layout of dwellings within the site is considered satisfactory in regards to ensuring the comfortable amenity of future occupants, in accordance with the relevant stipulations of Core Strategy Policy CS17.

The separation distances between the new dwellings and those existing to the north and south of the site are considered satisfactory.

A buffer strip approximately 1.5 metres wide is proposed to be retained between the rear of the gardens of plots 4, 5 & 6 and the gardens of properties in Woodthorpe Gardens to the north. This will enable the retention of much of the existing boundary screening currently in place and would prevent adverse overlooking of those neighbouring properties. A planning condition will secure the retention of this buffer strip in perpetuity.

In order to prevent any adverse overlooking of the adjacent dwelling at 40 Columbus Drive by virtue of the site's elevated level in comparison to that property, a 2.4 metre high fence is proposed along the party boundary.

Landscaping and protection of existing trees

The mature trees around the western, northern and north-eastern boundaries of the site are shown to be retained. The landscaping scheme and tree protection measures submitted are considered acceptable and the development would accord with Saved Policy DG4 of the Fareham Borough Local Plan Review & Policy CS17 of the adopted Fareham Borough Core Strategy.

Provision of affordable housing

The applicant has offered three dwellings within this scheme (1no 4-bed, 2no 3-bed - Plots 4 - 6) as affordable units. Whilst this falls below the 30% provision set out within Core Strategy Policy CS18, during the consideration of the earlier approved scheme Officers successfully negotiated with the developer the provision of a bespoke 4-bedroom unit to meet a specific identified need. Officers consider the proposed affordable housing provision to be acceptable.

Ecology

The submitted Phase I ecological survey and bat report demonstrates that any potential impact on protected species or their habitats on the site is known and acceptable. The

proposal therefore accords with Saved Policy C18 of the Fareham Borough Local Plan Review.

Contaminated land

The Council's Contaminated Land Officer has raised the potential for land contamination on the site due to the historical use of adjacent land. A planning condition taking account of this potential and requiring the applicant to undertake site investigation and outline further remedial measures should be imposed.

Permitted development rights

Permitted development rights for further extensions and outbuildings within the curtilages of these dwellings in the future should be restricted by condition. This is in light of the potential for land contamination highlighted above, in recognition of the limited depth of rear gardens on some plots and the affect on residential amenity and streetscene character arising from unsympathetic development carried out without planning permission.

Recommendation

PERMISSION: material samples; hard surfacing materials; obscure glaze and fix shut to 1.7m above internal finished floor level all south facing first floor windows in Plots 4 - 6, 9 & 12; 2.4m high fence along party boundary with 40 Columbus Drive; boundary treatment; landscaping buffer strip to north of plots 4, 5 & 6; landscaping scheme implementation; in accordance with approved tree protection plan; pre-start meeting and monitoring of tree protection measures; vehicular access; parking provision provided and retained; cycle storage; Code for Sustainable Homes Level 4; ecological recommendations; land contamination; remove permitted development rights for all extensions/outbuildings; affordable housing; mud on road; hours of construction; provision for construction vehicles and materials; no burning.

Notes for Information

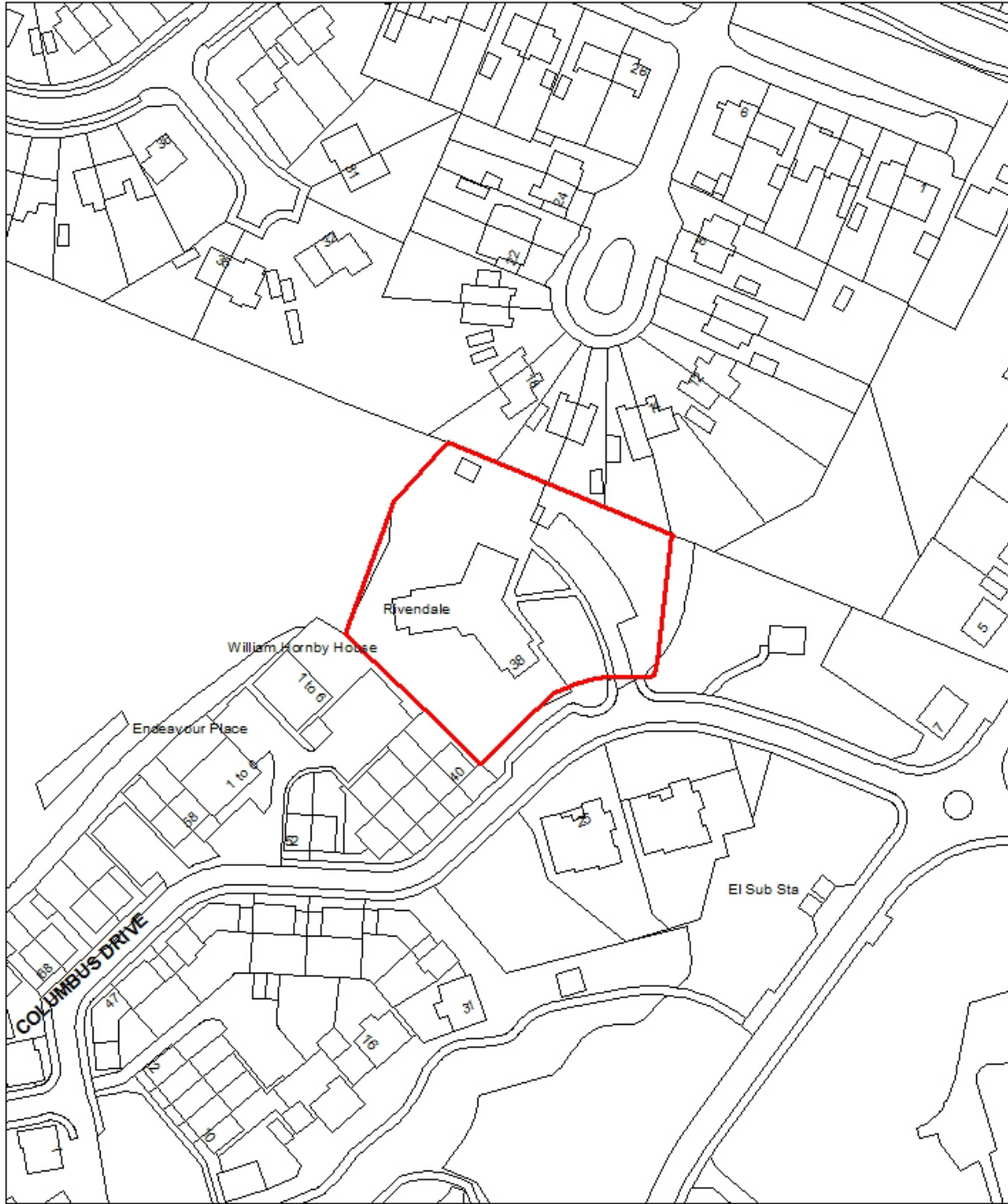
Land contamination advice on BS10175:2011 desk study

Background Papers

P/13/0477/FP

FAREHAM

BOROUGH COUNCIL



38 COLUMBUS DRIVE
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 in fringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2013

