

**P/13/0588/FR**

**LOCKS HEATH**

MR B DAVIES

AGENT: MR B DAVIES

ERECTION OF 4 BEDROOMED DETACHED DWELLING WITH INTEGRAL GARAGE AND 3 PARKING SPACES ON LAND ADJACENT TO EXISTING DWELLING (FULL RENEWAL OF P/10/0492/FP)

10 LOCKS ROAD LOCKS HEATH SOUTHAMPTON HANTS SO31 6NT

***Report By***

Susannah Emery Ext 2412

***Site Description***

This application relates to land to the south of No.10 Locks Road which currently forms part of the side/rear garden area of this property. The site lies within the urban area on the eastern side of Locks Road close to the junction with Warsash Road.

***Description of Proposal***

Planning permission is sought to erect a detached two storey dwelling on the frontage of Locks Road between two existing dwellings.

The dwelling would have sufficient space to park three vehicles on the frontage and would have a separate access to the existing dwelling.

***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

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

C18 - Protected Species

***Relevant Planning History***

The following planning history is relevant:

**P/92/0060/OA**

**DWELLING AND GARAGE**

OUTLINE PERM 17/02/1992

**P/94/1286/OR**

**ERECTION OF 1No. DWELLING AND GARAGE (RENEWAL OF P/92/0060/OA)**

OUTLINE PERM 12/01/1995

<b><u>P/97/1206/OR</u></b>	<b>Erection of Dwelling &amp; Garage (Renewal of P/94/1286/OR)</b> OUTLINE PERM 13/01/1998
<b><u>P/00/1243/OR</u></b>	<b>Erection of Dwelling and Garage (Renewal of P/97/1206/OR)</b> OUTLINE PERM 03/08/2001
<b><u>P/04/0879/OR</u></b>	<b>Erection of Dwelling &amp; Garage (Renewal of P/00/1243/OR)</b> OUTLINE PERM 05/08/2004
<b><u>P/07/0905/OA</u></b>	<b>ERECTION OF DWELLING AND GARAGE ( OUTLINE APPLICATION)</b> OUTLINE PERM 16/08/2007
<b><u>P/10/0492/FP</u></b>	<b>ERECTION OF 4 BEDROOMED DETACHED DWELLING WITH INTEGRAL GARAGE AND 3 PARKING SPACES IN LAND ADJACENT TO EXISTING DWELLING</b> PERMISSION 20/08/2010

### ***Representations***

Two letters had been received objecting on the following grounds:

- This section of Locks Road is very busy and there is no evidence that adequate sight lines can be achieved
- The proposal is lacking in detail
  - The proposal does not demonstrate how the application would meet any form of renewable energy to meet current standards for reducing emissions and minimising energy consumption
  - No evidence has been given on how foul water or storm water runoff from the site would be dealt with
  - No ecological information has been presented to support the application. There are slow worms on the adjoining site and nesting birds within the mature hedges which surround the site
  - No consideration has been given as to how trees will be protected during the development
  - What assurance is being given that the hedge on the rear boundary will be retained? If this were removed then there would be considerable overlooking
  - The plans do not show the mature hedge on the southern boundary and what is happening to this.
  - Mature existing trees are missing from the proposed site plan
  - The design is dated, cramped and shoe horned in between the two existing properties
  - The proposal will not enhance the area and will involve the removal of a number of mature hedges and features that support local ecology and wildlife
  - The design and access statement and plans are out of date and the application does not appear to have kept up with current policy or thinking
  - It was previously advised that a further planning application would not be supported
  - Where will construction vehicles park and where will materials be stored on the site?

### ***Consultations***

Director of Planning & Environment (Arborist) - There are no arboricultural grounds for refusal. No objections subject to conditions for a detailed arboricultural method statement and tree protection plan.

Director of Planning & Environment (Highways) - No objection subject to conditions securing the provision of the new access, parking and turning areas and 2m x 2m pedestrian visibility splays at the site access.

Director of Regulatory & Democratic Services (Environmental Health) - No objection subject to a condition to secure a scheme for sound attenuation. The scheme shall assess the impact of noise from vehicles using Locks Road and identify the measures necessary to attenuate the dwelling against noise nuisance to future occupants.

### ***Planning Considerations - Key Issues***

The main issues which need to be considered in the determination of this application are:

- Principle of Development
- Impact on Character of the Area
- Impact on Neighbouring Properties
- Highways
- Ecology & Trees

#### Principle of Development

The site is within the urban area where residential infilling, redevelopment and development on neglected and underused land will be permitted, providing it does not adversely affect the character of the surrounding area or amenity of existing residents.

The site consists of garden land which is no longer identified as previously developed land. Whilst this in itself is not reason to resist development, proposals on residential garden sites must be considered against Policy CS17 of the Fareham Borough Core Strategy. This policy requires that all development responds positively to and is respectful of the key characteristics of the area including scale, form and spaciousness.

Outline planning permission was first granted in 1986 for the erection of a detached dwelling on this site. Since that date there has been a series of renewals or new consents granted, none of which have been implemented. The most recently approved application was for full planning permission (P/10/0492/FP) which was permitted on 20 August 2010. The current application is a full renewal of this previous application.

Officers have taken into account the changes to national and local plan policy since August 2010 which includes the introduction of the National Planning Policy Framework and the adoption of the Fareham Borough Council Core Strategy. It is not considered that there has been any significant shift in policy which would warrant refusal of the application. The design and access statement has not been updated to include current local and national planning policy as there is no longer a requirement to submit one for an application for a single dwelling in this location. The plans have not been amended since the previous application and are considered sufficient for the purpose of determining the application.

#### Impact on Character of the Area

In this instance the proposal is for an additional dwelling on the Locks Road frontage which would not be out of character with the prevailing pattern of development in the area. It is not considered that the closure of the gap between the two existing dwellings would be detrimental to the streetscene as the existing dwelling currently occupies a plot markedly wider than those within the surrounding area. The dwellings are set well back from the road and there is vegetation screening on the frontage of both the application site and neighbouring properties. The dwellings along this stretch of the eastern side of Locks Road are individually designed and it not considered that the design of the proposed dwelling would be unacceptable within the streetscene. It is considered that the proposal would comply with Policy CS17 of the Core Strategy and would be respectful of the key

characteristics of the area.

### Impact on Neighbouring Properties

Concerns have been raised regarding the retention of the hedge on the rear boundary. This hedge is shown as being retained which should serve to protect the privacy of the occupants of the property to the rear. However it should be noted that the Council cannot secure the retention of the hedge in the long term.

### Highways

The proposed dwelling would be provided with three car parking spaces in accordance with the Council's Residential Car Parking Supplementary Planning Document. There would also be turning space available on-site so that vehicles would be able to enter and leave the highway in a forward gear. It is considered acceptable that the dwelling should have its own private access onto Locks Road. This would only result in the removal of a small section of the hedgerow along the frontage which could otherwise be retained. The Council's Highways Officer is satisfied that adequate highway visibility can be obtained when emerging from the driveway subject to the provision of 2m x 2m pedestrian visibility splays to be secured by condition. It is not considered that the proposal would be detrimental to highway safety.

### Ecology & Trees

Officers have requested a Phase 1 Ecological Survey to ensure that the proposal would not have a detrimental impact on protected species. It is understood that the shrubs/hedge along the southern boundary of the site would be removed to facilitate development and there is potential that this could provide habitat for protected species. It is anticipated that the survey will be received in advance of the committee meeting when an update on this matter will be given.

There are three trees on the frontage of site which are covered by a TPO and these have been shown on the proposed site plan. The Council's arborist is satisfied that the dwelling would not impinge on the root protection areas of the protected trees. Where the new driveway is to be constructed within close proximity to the trees a detailed method statement will be required to minimise any potential risk to their health. In addition a detailed arboricultural method statement and tree protection plan for the entire site would also be secured by condition. It is acknowledged that a number of smaller less significant trees and shrubs have not been indicated on the site plan but the removal of these does not require planning permission and it is not considered that their loss would be detrimental to visual amenity.

### Other Matters

Officers appreciate the concerns raised in respect of foul and storm water run-off. As part of the Building Regulations application the applicant would need to demonstrate that foul water and run-off from the roof of the dwelling could be satisfactorily disposed of. It is a not a planning requirement to determine the location of soakaways at this stage.

The dwelling will be required to meet a minimum of level 4 of the Code for Sustainable Homes in accordance with Policy CS15 of the Fareham Borough Core Strategy. In order to achieve this level the developer will need to consider reducing emissions and minimising

energy consumption to secure sustainable development.

The site is not considered large enough to accommodate all contractors' vehicles during the construction phase. It is therefore likely that some on-street parking will occur and unfortunately this is inevitable with most forms of small scale in-fill development. It is considered likely that building materials will be stored on site but this must be outside of the root protection areas of the protected trees.

## Conclusion

It has consistently been the view that the erection of a dwelling on this plot would not harm the character of the area or the amenities of neighbouring properties. It is not considered that there have been any materially significant changes to local or national planning policy since 2010 which would alter this view. The proposal complies with the relevant local plan policies and is considered acceptable.

## ***Recommendation***

Subject to the receipt of an Ecological Survey, and that survey demonstrating that there would be no harm to protected species or otherwise setting out necessary mitigation measures;

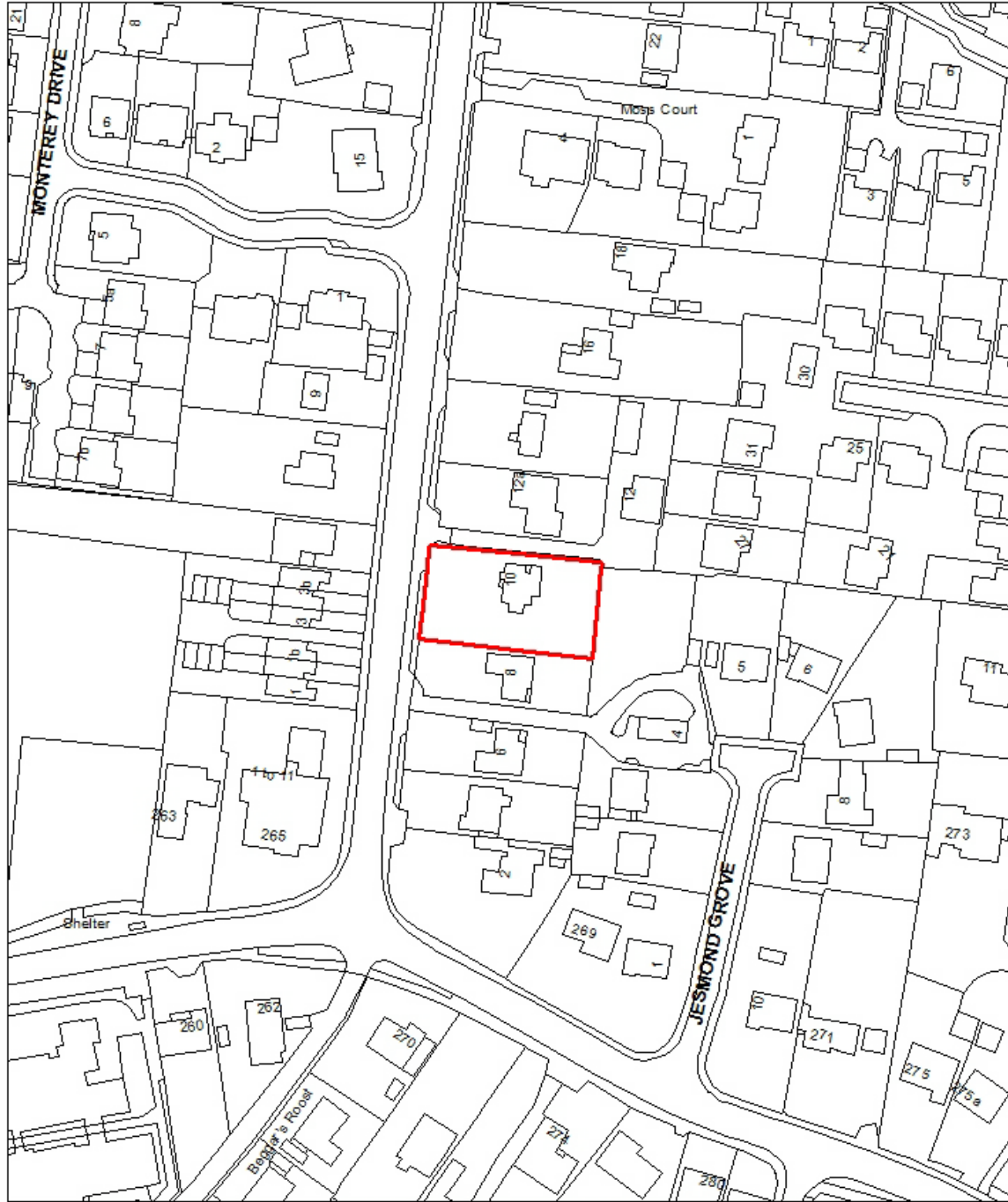
PERMISSION; Materials, Boundary Treatment, Parking, Vehicular Access Construction, 2m x 2m Pedestrian Visibility Splays, Sound Attenuation, Works in accordance with Ecological Survey, Arboricultural Method Statement, Tree Protection Plan, Detailed Specification for Method of Construction of Access & Parking, Level 4 Code for Sustainable Homes, No Mud on Road, Construction Hours, No Burning on site

## ***Background Papers***

P/13/0588/FR, P/10/0492/FP

# FAREHAM

## BOROUGH COUNCIL



10 LOCKS ROAD  
SCALE: 1:1250

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