

P/13/0591/FP

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ERECTION OF DETACHED THREE BEDROOM BUNGALOW ON LAND TO THE REAR OF THE EXISTING

114 LOCKS HEATH PARK ROAD LOCKS HEATH SO31 6LZ

Report By

Richard Wright x2356

Site Description

The application site comprises the residential curtilage of 114 Locks Heath Park Road, a detached bungalow located on the eastern side of the road.

The site lies within the urban area and covers approximately 0.14 of a hectare. The frontage of the property is bounded by a 1.0 - 1.5 metre high hedgerow with openings within it for pedestrian and vehicular access. The dwelling is set off the southern site boundary leaving space for a driveway to the rear of the property where a single detached garage is situated.

The rear garden of the house is approximately 45 - 50 metres long and features mature grassland and substantial border planting around much of its perimeter. Mature trees are present on or close to the northern and eastern boundaries, several of which are covered by a tree preservation order served on 24th May this year (FTPO 682). The order also covers a pine tree close to the garage on the property's southern boundary and a close by sycamore tree within the garden of 3 Ashwood. A mature boundary hedgerow consistently above 2 metres in height is in place along large parts of the southern site boundary with those properties in Ashwood.

Description of Proposal

Permission is sought for the erection of a detached three bedroom bungalow within the rear garden of the property. A rear garden area approximately 12 x 12 metres in area would be retained to the rear of the existing house and enclosed by a 1.8 metre high close boarded fence.

The proposed new bungalow would be accessed via the existing driveway which would be extended into the centre of the site leading to a turning space and parking provision for two cars. A single car port is proposed whilst the existing single garage is shown to remain in situ.

The new dwelling would be single storey in scale with a total gross internal floor space of 140m². It would feature a dual pitched roof over the main section of the house which would stand 6 metres at its highest point. The bungalow would be positioned centrally within the rear half of the site approximately 3.5 metres from the northern site boundary with 116 Locks Heath Park Road and 2.0 - 2.2 metres off the southern boundary with 5 & 7 Ashwood. The rear garden would be triangular in shape with a depth of 10 - 18 metres to the rear eastern boundary.

No accommodation is proposed within the roofspace.

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

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Approved SPG/SPD

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

Fareham Borough Local Plan Review

DG4 - Site Characteristics

C18 - Protected Species

Representations

Fifteen letters have been received from a total of ten properties in objection to the application on the following grounds:

- Detrimental effect of infill development on garden land ("garden grabbing")
- Need for housing addressed by other developments such as those at Peters Road and Welborne
- Strain on services and infrastructure
- Scale and bulk of proposal is overwhelming and overbearing
- Dwelling would be too close to boundary with properties in Ashwood
- Proposal not in keeping with character of area
- Cramped form of development
- Loss of privacy
- Concern over future potential for first floor accommodation in dwelling
- Clearance of trees and plants from site already taken place
- Harm to trees on site and nearby
- Disturbance to wildlife
- Concern over removal of or damage to hedgerow along southern boundary of site
- Smoke from chimney on bungalow
- Noise and light pollution from new dwelling
- Noise and fumes from extra vehicles
- Congestion and highway safety implications from extra vehicles
- Parking problems
- Increased flood risk
- Noise and dust from construction

A petition was received by the Council on 12th August with 189 signatures. The statement at the head of the petition did not specifically refer to the application site or the proposed development but read as follows:

"We the undersigned urge the planners at Fareham Borough Council to put an immediate

end to infill developments particularly in the Locks Heath area now that the Council has decided to build new estates such as Welborne to address housing shortages in the area. Infill just creates further congestion on the roads and infrastructure and puts even more cars on the already congested roads".

The petition is being considered under the Council's adopted scheme for handling petitions.

Consultations

Director of Planning & Environment (Highways) -

No highway objection subject to conditions [vehicular access construction, car parking/turning areas to be retained, erection of cycle store]

Director of Planning & Environment (Arborist) -

No objection subject to arboricultural supervision and monitoring conditions

Director of Planning & Environment (Ecology) -

The report provides an adequate survey and assessment of the site and the proposals. The potential for reptiles to be present and impacted has been identified and as such further reptile survey works has been carried out. A low population of slow worms has been identified on the proposal site, and the existing reptile habitat will be lost to the proposals.

The report sets out detailed reptile mitigation measures, which include avoiding impacts to animals during the works, and provision of compensatory habitat within the retained garden of the existing property in the developed site (all within the red line). My advice is that in any consent, the following should be made a condition in order to secure both these measures and the proposed biodiversity enhancements. Recommended condition - works in accordance with ecological mitigation and enhancement measures

Director of Regulatory & Democratic Services (Environmental Health) -

Further to the above consultation for pollution and suitability of use matters, I have considered the application again, following the comments from a number of local residents in relation to the potential for smoke nuisance from the chimney shown on the developer's plans.

Many properties in the Borough (bungalows included) have chimneys so that the occupiers can use open fireplaces or fuel burners and we very rarely receive complaints about smoke emanating from these chimneys. I note that the existing bungalow has a chimney and I can confirm that this department has never received a complaint about smoke nuisance from this chimney.

I am of the opinion that the chimney on the proposed development is very unlikely to result in complaints to this department, however Environmental Health do have statutory powers to deal with smoke nuisance if this chimney is affecting the occupiers of nearby properties in the future.

Environment Agency - No objection

Planning Considerations - Key Issues

This application has been submitted following pre-application advice provided by Officers in April this year. The development proposes the erection of a three bedroom bungalow on garden land to the rear of an existing bungalow in the urban area. The material planning

considerations to be taken into account when determining this application are set out below.

a) Principle of development

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place a priority on reusing previously developed land within the defined urban settlement boundaries to achieve the Borough's housing target of 3,729 dwellings by the year 2026. The National Planning Policy Framework (NPPF) excludes private residential gardens from being defined as previously developed land but sets out that there should be a presumption in favour of sustainable development.

This application therefore falls to be considered on its individual merits taking into account the relevant policies of the development plan and any other material considerations. Policy CS17 (High Quality Design) of the Core Strategy is particularly relevant in that it expects development 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".

Locks Heath Park Road is a residential road with a mixture of mainly detached house types and styles. Backland housing development has occurred over time resulting in tandem housing arrangements similar to that proposed at no. 114. These developments range from single dwellings as at no. 98a, to pairs of houses such as the development to the rear of nos. 70 & 72, to small enclaves of three or more houses such as Capstan Gardens on the opposite side of the road to the development site. More comprehensive development has taken place on land to the south of the application site when the residential cul-de-sac of Ashwood was built in the 1980s. The proposed sub-division of the application site would result in two plots which Officers consider would compare favourably to these other developments nearby. Taking into account both the type and scale of development, this proposal is considered to be in keeping with the pattern of infill development and the way other residential gardens have been used to accommodate new housing development in the immediate surrounding area.

b) Design and appearance

The single storey scale of the proposed bungalow is in keeping given that the existing dwelling is also single storey. There are numerous other single storey scale dwellings in the vicinity, some with additional first floor accommodation. To the south of the application site lies the residential cul-de-sac of Ashwood which contains two storey houses albeit generally on a lesser built footprint.

The design of the bungalow is traditional in style and proposes the use of conventional materials similar to those used on other dwellings close by.

The proposal is considered to accord with the design related criteria set out in Policy CS17.

c) Effect on living conditions of neighbours

The letters of objection received have raised, amongst other matters, various concerns over the effect of the development on neighbours' living conditions. One such concern was regarding smoke from the proposed chimney on the dwelling which is shown to be close to the southern site boundary. The Council's Environmental Health Officer has responded that it is very unlikely that smoke from the chimney would result in complaints to the authority.

A further concern related to noise from vehicles coming and going from the new dwelling has been forwarded by residents. Whilst there would be an increase in cars using the driveway to the south of the existing bungalow to gain access to the rear of the site, they are unlikely to be significant in number and sufficiently far away from properties in Ashwood so as not to cause a nuisance. The applicant has proposed the use of a combination of tarmac and gravel as materials for the hard surfacing of the driveway. Some residents living nearby have raised concerns regarding the noise of vehicles manoeuvring on a gravel surface. It is suggested that the type of material to be used could be controlled by a planning condition to allow an alternative to gravel.

Residents living to the south of the application site have objected to what they consider to be the excessive scale and bulk of the development and the effect on the enjoyment of their properties. The south facing side elevation of the bungalow would extend partially across the end of the rear gardens of both 5 & 7 Ashwood. The flank elevation would be approximately 13.5 metres from the rear of no. 7 and marginally closer to no. 5. It would be set in from the party boundary by 2.0 - 2.2 metres and behind the boundary hedgerow identified on the submitted drawings as to be reduced but retained.

Appendix 6 of the Fareham Borough Plan Review is a material consideration and provides guidance on acceptable separation distances in relation to new residential development. It recommends that two storey flank walls must be no closer than 12.5 metres from the rear windows of a dwelling. In this instance the development proposed is single storey and therefore of a lesser bulk and massing than a typical two storey elevation. Furthermore the separation distance involved exceeds the recommended minimum set out in the appendix. Given that the proposal meets this guidance, and that the roof of the proposed bungalow would slope away from the party boundary with its bulk being mainly visible from the front and rear elevations, Officers do not consider there would be a materially harmful effect on light to or outlook from neighbouring properties or the enjoyment of adjacent gardens.

There are no windows proposed above ground floor level within the bungalow, however in light of the potential for roof alterations to be carried out in the future without the need for planning permission it would be necessary to control the creation of any first floor living space by planning condition. Such a condition would require planning permission to be sought for any enlargement of the roof of the dwelling or the insertion of windows, roof lights or other openings into the north and south side facing roof planes.

Any views from windows in the proposed bungalow at ground floor level would be screened by the retention of boundary treatment either already in place or additional treatment required by condition.

A mature hedgerow runs along the southern boundary of the site and is shown on the submitted drawings as falling partly within the application site and partly within the rear gardens of houses in Ashwood. The submitted Tree Retention & Removals Plan indicates the applicant's intention to prune the northern side of this hedgerow in order to facilitate the development. The hedge is substantial in terms of its thickness and Officers consider that such pruning should not have any adverse effect on its long term health and condition nor its potential to screen the development. The submitted Tree Protection Plan shows a line of protective fencing to be erected along the southern boundary of the site in order to protect the hedge from damage by contractors once pruned as well as the protected pine tree close to that boundary. The protection of this hedge and its retention throughout the remainder of the construction period once pruning works have been carried and thereafter should be made the subject of a planning condition. The hedge is considered to perform a valuable

function in screening the impact of the development from those properties to the immediate south.

In summary, the issues raised by neighbours concerning the effect of the development on their living conditions have been thoroughly examined by Officers. Planning conditions including those with regards to boundary treatment, hedgerow protection, restriction of Permitted Development rights and hardsurfacing materials are recommended for inclusion on any permission. Subject to these conditions it is not considered that the development would harm the amenities of residents living nearby.

d) Effect on trees on the site and nearby

It is understood that site clearance works were carried out on the property in late 2012/early 2013 and that numerous trees and plants within the interior of the site were removed at that time. The trees removed were not protected by a tree preservation order and no consent was required to carry out the clearance works.

Officers from the Council were contacted by the applicant's agent on 12th April this year when a request for pre-application advice was submitted in relation to a proposed new dwelling. The Council's Arborist assessed the trees on site and served a tree preservation order to protect trees of public amenity value. The tree preservation order (FTPO 682) was served on 24th May and includes numerous other trees in the immediate surrounding area. Prior to this tree preservation order, trees on the application site were not protected and the only other preservation order in the vicinity related to trees to the rear of 118 Locks Heath Park Road (FTPO 9). That old tree preservation order was reviewed and any trees considered worthy of being protected were included in the making of the new tree preservation order.

The applicant's submission is supported by a detailed arboricultural impact assessment and proposed tree and hedgerow protection measures. The Council's Arborist is satisfied that, subject to further details on the methodology to be followed during construction, the measures proposed would protect trees on the site and nearby from harm.

e) Effect on highway safety

The additional vehicle movements generated by the development would not be significant in number and would not have a material impact on the safety or convenience of other highway users. The submission demonstrates that there is sufficient room to provide both the proposed dwelling and the existing dwelling with two parking spaces, the level required by the Council's adopted Residential Car & Cycle Parking Standards SPD. It is not expected that there would any increased demand on the availability of street parking nearby. The submitted drawings also show turning space to enable cars to leave the site in a forward gear and it is proposed to reduce the boundary hedgerow along the frontage of the site to provide adequate visibility splays for drivers exiting the site onto Locks Heath Park Road. The driveway is to be improved by being widened and resurfaced along its initial 7 metres.

Officers consider the proposal would not have any adverse impact on highway safety and accords with Policy CS5 of the adopted Fareham Borough Core Strategy in that regard and Policy CS17 of the same local plan document in regards to parking provision.

Conclusion

This application has generated a lot of local interest and many issues have been raised. Officers have carefully assessed all relevant matters and consider the proposal accords with the Council's adopted planning policies.

Notwithstanding the representations received, Officers consider the proposal acceptable subject to the imposition of conditions.

Recommendation

PERMISSION: material samples; hardsurfacing materials; Code for Sustainable Homes Level 4; boundary treatment; remove Permitted Development rights re roof alterations including enlargement and insertion of windows, roof lights or other openings in north and south side roof planes; landscaping scheme; landscaping implementation; hedgerow along southern boundary retained during construction and thereafter; in accordance with tree protection measures; tree protection method statement including details of special construction methods; in accordance with approved ecological mitigation and enhancement measures; parking and turning areas; cycle storage; vehicular access widened; visibility splays; driveway widened and resurfaced over initial 7 metres; car port retained for parking purposes; hours of construction; mud on road; no burning on site; provision for construction vehicles and materials.

Background Papers

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Updates

Comments have been received from the Director of Regulatory & Democratic Services (Contaminated Land Officer) raising no objection to the application and recommending that permission could be granted without any conditions relating to land contamination.

FAREHAM

BOROUGH COUNCIL



114 Locks Heath Park Road
Scale 1:1250

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