

P/13/0624/FP

WARSASH

MR & MRS NICK ELLIS

AGENT: MR PHILIP LAURENSEN

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 2 NO TWO STOREY DETACHED DWELLINGS WITH INTEGRAL GARAGES AND ASSOCIATED ACCESS AND PARKING

70 FLEET END ROAD WARSASH SOUTHAMPTON SO31 9JG

Report By

Alex Sebbinger (Ext 2526)

Site Description

The application site comprises a detached single storey bungalow on the north-western side of Fleet End Road. The surrounding area is predominantly residential, and is characterised by properties of different styles and types. Most dwellings in the surrounding area are detached bungalows or two storey dwellings. The site is set within a large plot, which has residential properties adjoining it to the north west and north east. A wooded area, with the Hamble Park mobile home site beyond, is located to the south west. Land levels in the area are predominantly level.

Description of Proposal

This application is for the demolition of the existing detached bungalow and the development of the site with two detached properties of two storeys in height. The site is to be laid out with the two properties side-by side, roughly following the existing building line along Fleet End Road. Parking and turning area would be provided to the front of each dwelling, with separate access to each property provided off Fleet End Road.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Representations

One letter of representation citing concern over proximity of the new building to their property, the consistency of the building line and potential for overlooking.

Consultations

Director of Planning & Environment (Highways)
conditions.

No highway objection subject to

Director of Planning & Environment (Ecology) No on-site ecological concerns arise.
Recommend an informative be added.

Director of Regulatory & Democratic Services (Environmental Health) No adverse comments to make.

Director of Regulatory & Democratic Services (Contaminated Land) Site is adjacent a former potentially infilled gravel pit. Recommend conditions requiring desk-top investigation for contamination and necessary remediation measures should any evidence be found.

Planning Considerations - Key Issues

The main issues with this application are:

- 1) Principle of development
- 2) Design, appearance and built form
- 3) Impact on neighbours
- 4) Highway and traffic issues
- 5) Other matters

These will be amplified below.

1) Principle of development

The site is located within a built up area, and is currently occupied by a single storey detached domestic residential dwelling. Subject to according with all normal relevant development control criteria, and according with the requirements of Policy CS17 of the Core Strategy and all other appropriate planning policies, there are no "in principle" matters which preclude development such as this in an urban area.

Design, appearance and built form

The buildings are traditionally designed and are to feature pitched tile hung roofs with brick elevation with single gables on each proposed dwelling. Both properties are to have integral garages.

The design of the new buildings appears acceptable, and given the use of materials that match those used on surrounding properties the properties would not appear out of keeping. The two dwellings are broadly in line with No. 68 and lie in a similar position to that of the existing dwelling to be demolished. No issues are considered to arise.

The surrounding area is characterised by properties that are of a mixture of styles, types and sizes with a bungalows and two storey dwellings in the locality with traditional pitched roofs. Roof-lines appear to relate well to surrounding buildings and the development will appear as an acceptable feature within the street-scene.

In terms of layout, both properties will be accessed off Fleet End Road and both new dwellings will respect the established building line. The existing site (as well as surrounding properties) is laid out in a manner that has gardens at the rear, and it is of a typical format for a suburban residential setting such as this. The proposed layout does not change this arrangement. Overall, no fundamental concerns with the layout arise.

The applicant has advised that both dwellings will comply with Code for Sustainable Homes Level 4, and a condition can ensure that this is the case.

Impact on neighbours

The proposed new buildings are to be sited roughly in line with existing properties. It is not considered that the proposal would give rise to any situations detrimental to neighbouring amenity, and that no unacceptable loss of light or privacy will occur.

The adjacent property at No. 68 has two ground floor and two first floor windows facing towards the site. These serve non habitable rooms so any loss of light to these windows is unlikely to give rise to any significant amenity issues.

Although the new dwelling will be brought closer to No. 68, a gap of approximately 2.3 metres is maintained between the buildings, which is roughly in line with the relationship between other neighbouring properties. The proposal therefore will not result in any undue impacts on neighbouring amenity.

Highway and Traffic

No highway objections are raised to this proposal providing suitable parking and turning conditions were put into place. Visibility splays from the proposed and existing accesses should be secured, and the accesses must have 2m by 2m pedestrian splays.

Parking provision on-site is adequate with three vehicle parking spaces indicated for both dwellings.

Other Matters

Fareham Borough Council adopted its Community Infrastructure Levy (CIL) on 1st May 2013. This development will be liable for the Community Infrastructure Levy.

Conclusion:

The proposal gives rise to an appropriate redevelopment of this site with dwellings of an acceptable and appropriate design. Neighbouring amenity would not be materially harmed. The application is therefore recommended for approval.

Recommendation

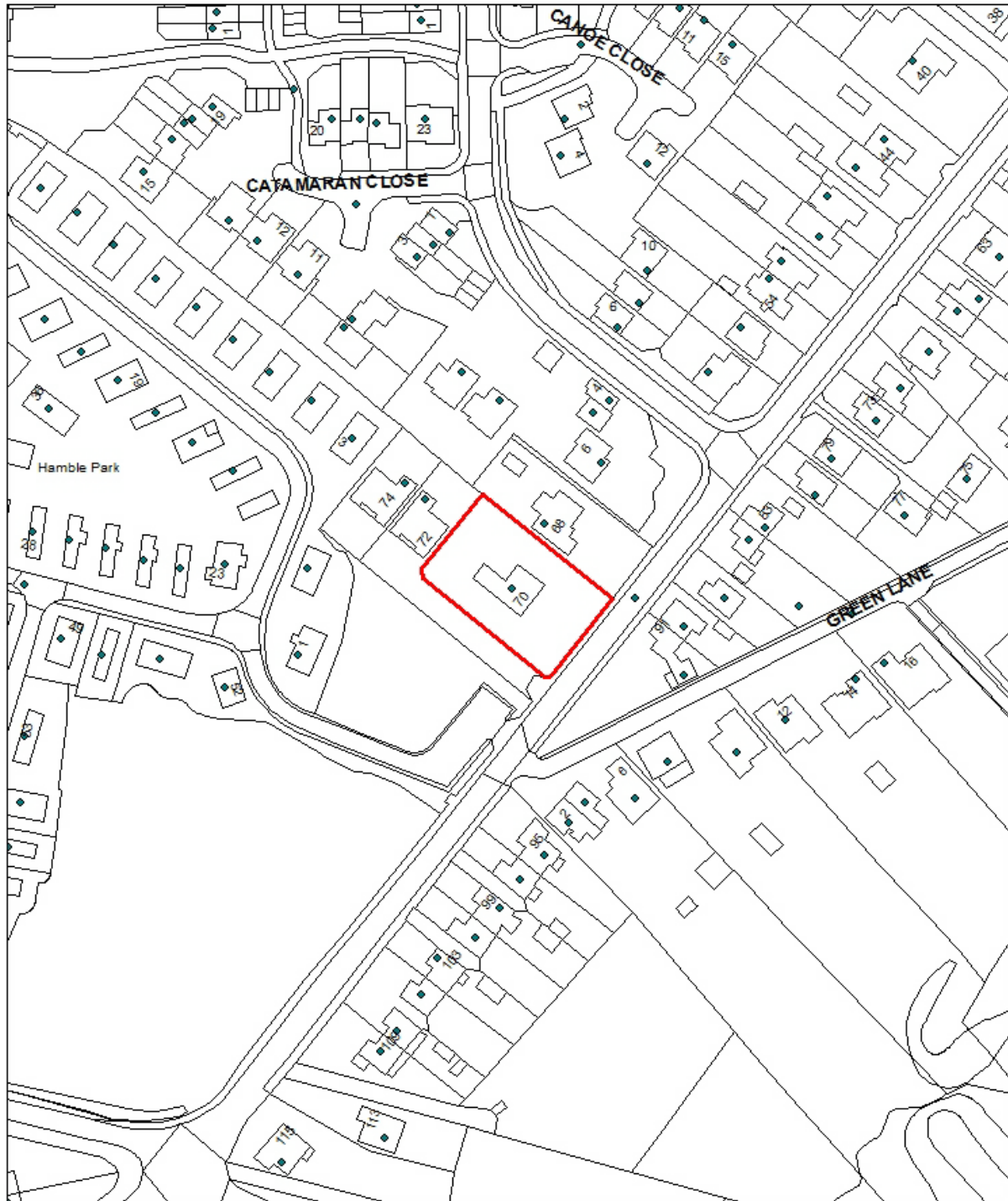
PERMISSION: time limit; materials; obscure glazing to first floor side windows; car parking areas to be retained; visibility splays; bin/cycle storage; Site and slab levels; no burning on site; no mud on highway; construction hours; contaminated land conditions and informative; highway and ecology informative

Background Papers

P/13/0624/FP

FAREHAM

BOROUGH COUNCIL



70 Fleet End Road
SCALE 1:1250

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