

**P/13/0717/RM**

MR A. HEAD

**TITCHFIELD COMMON**

AGENT: ROBERT TUTTON  
TOWN PLANNING CO

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS (RESERVED MATTERS TO OUTLINE APPLICATION P/13/0060/OA)

18 LOCKS HEATH PARK ROAD LOCKS HEATH SOUTHAMPTON SO31 6NB

***Report By***

Susannah Emery Ext 2412

***Site Description***

This application relates to a site within the urban area to the east side of Locks Heath Park Road just to the south of the junction with Summerfields.

The rear of the site, which previously formed part of the residential curtilage to No.18 Locks Heath Park Road, has recently been redeveloped by the erection of two detached chalet bungalows positioned in tandem behind the bungalow on the frontage. These dwellings are accessed via a private driveway which runs adjacent to the southern boundary of the site. The site slopes quite significantly to the rear (east). The existing bungalow occupies a relatively wide plot with a detached garage positioned to the north. There is a mixture of house types within the surrounding area of a variety of styles and ages.

***Description of Proposal***

Outline planning permission was granted on 14 March 2013 for the demolition of the existing bungalow and the erection of two 3-bed detached dwellings. The matters considered were access and layout with the appearance, scale of the dwellings and landscaping of the site being treated as reserved matters. This application seeks approval of the reserved matters.

A layout plan was previously approved which showed the siting of the dwellings adjacent to one another on the site frontage. Plot 1 is the northern plot and this dwelling was shown to utilise the existing vehicular access currently used by the bungalow. Plot 2 is the southern plot. This dwelling would utilise the private access shared by the two chalet bungalows to the rear. Two car parking spaces would be provided on the frontage for each 3-bed dwelling.

The current application shows the footprint of Plot 2 as being slightly adjusted to improve the relationship between the two dwellings and the relocation of the single storey rear element to the north of the dwelling adjacent to the boundary with Plot 1.

***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

DG4 - Site Characteristics  
CS16 - Natural Resources and Renewable Energy  
CS17 - High Quality Design  
CS20 - Infrastructure and Development Contributions

### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

#### ***Relevant Planning History***

The following planning history is relevant:

<b><u>P/13/0060/OA</u></b>	<b>DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS (OUTLINE APPLICATION).</b>
	APPROVE                      14/03/2013
<b><u>P/09/0876/FP</u></b>	<b>ERECTION OF TWO DETACHED CHALET DWELLINGS, NEW VEHICULAR ACCESS AND PARKING AREA</b>
	PERMISSION                09/12/2009

#### ***Representations***

The neighbour notification period expires on 9 September 2013. At the time of writing this report one letter had been received objecting on the following grounds;

- Locks Heath Park Road is full of individual properties and it would spoil the area to erect two new builds
- The older individual properties should remain
- Planning permission has historically been refused to permit four dwellings on the site; this application would now result in four
- The applicant has gone against assurances given to local residents
- There are plenty of new builds planned in Locks Heath
- There is no gain in the proposal except financial gain for the applicant
- Disruption and noise from previous development was a huge disturbance and the traffic from deliveries caused many issues

Any letters subsequently received will be reported at the Planning Committee meeting.

#### ***Consultations***

Director of Planning and Environment (Highways) - No objection

Director of Regulatory and Democratic Services (Environmental Health) - No objection

Director of Planning and Environment (Arborist) - No objection

Southern Water - Comments awaited

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

Outline planning permission was granted for this development earlier this year so the principle of demolishing the existing bungalow and erecting two detached two storey dwellings has already been established. It is only the reserved matters which are now being considered; scale and appearance of the dwellings and landscaping of the site.

An illustrative streetscene was submitted with the outline application to give an impression of the likely appearance of the dwellings in terms of scale and appearance. Officers consider that the final design for the dwellings now proposed would be within the scope of the outline permission. The roof design has been amended from that shown on the illustrative drawing which in officer's opinion would reduce the bulk when viewed from the front and would give the impression of increased space surrounding the two dwellings. The ridge heights would be consistent with those previously shown and these were seen as appropriate in relation to neighbouring properties.

The two dwellings proposed would be almost identical in appearance. The dwellings would be of traditional design, two storey in height with the ridge of the barn hipped roof running front to back and a front projecting gable feature at a reduced height with a bay window at ground floor level. The dwellings would be constructed using a red multi brick and interlocking plain tiles with contrasting brick sills and arches to add interest to the windows. There are a mixture of different house types along Locks Heath Park Road and many of the older properties are individually designed. However the application site also lies adjacent to the Summerfields estate development where dwellings are very similar in appearance to one another and it is not considered it would be necessary or reasonable to insist that the two dwellings should be individually designed. It is not considered that in terms of scale and appearance the proposed dwellings would be out of keeping with the area or detrimental to the visual amenity of the streetscene.

In terms of landscaping it is proposed to retain the existing hedge along the front boundary as existing access points will be used. A new native hedgerow would be planted on the frontage to separate the two plots and there would also be a Cherry Spire tree planted adjacent to the access to serve Plot 2. Officers consider that the planting proposed is appropriate to the space available and would serve its purpose to soften the appearance of the frontages of the dwellings.

The proposal complies with the relevant policies of the Fareham Borough Local Plan Review and Fareham Borough Core Strategy and is considered acceptable.

### ***Recommendation***

Subject to;

- i) Consideration of any further representations received by 9 September 2013
- ii) Comments of Southern Water and any conditions they may recommend

APPROVE; Levels

### ***Background Papers***

P/13/0717/RM; P/13/0060/OA

# FAREHAM

## BOROUGH COUNCIL



18 Locks Heath Park Road  
Scale 1:1250

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