

P/13/0532/FP

FAREHAM BOROUGH COUNCIL

FAREHAM EAST

AGENT: MR MARTYN
WILTSHIRE

ERECTION OF BUILDING TO COMPRISE 16 SELF-CONTAINED RESIDENTIAL UNITS,
INCLUDING ASSOCIATED CAR PARKING, LANDSCAPING AND AMENITY SPACE.

PALMERSTON AVENUE - LAND TO SOUTH OF FAREHAM HANTS

Report By

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Site Description

The application site comprises land currently used as a private car park, which lies at the southern end of Palmerston Avenue. The site lies within the Town Centre Boundary and is in a location comprising primarily commercial properties; the telephone exchange and Fareham Shopping Centre lie close to the site. Residential properties (two storey semi-detached units) in Palmerston Avenue lie to the north, and other residential flats lie to the west.

Description of Proposal

This application is for the erection of a building to comprise 16 residential apartments, including car parking, landscaping and amenity space. The building is to be four storeys in height and of a modern design, featuring brickwork, clad and rendered elevations. Balconies and terraces are proposed, and the building is to be set within landscaped grounds. Two disabled car parking spaces are to be provided, and secure covered cycle parking is also proposed.

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

CS7 - Development in Fareham

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

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/03/1865/FP

Erect Apartment Block to Include Ten Two Bed & Six One Bed Units, Car Parking Cycle and Bin Storage

PERMISSION 09/03/2004

Representations

Two letters of representation citing concerns about inadequate parking provision leading to on-street parking pressures, retention of trees, the height of the building, concerns about overlooking/loss of privacy.

Consultations

Director of Planning & Environment (Highways) Concern that only two disabled parking spaces are proposed, as future residents would be forced to either pay to park long-term or keep the vehicle elsewhere, in a private or on-street location. It is suggested that to overcome the likely unsatisfactory outcome of vehicles being parked on-street; a clause should be included in each tenancy agreement that nobody residing in the accommodation should own or keep a vehicle within one mile of the site unless it is a vehicle registered for the disabled. Given the restricted nature of the access from Palmerston Avenue, it will be necessary for the applicant to demonstrate that a removal vehicle will be able to negotiate entry. Similarly, the applicant will need to demonstrate that construction vehicles will be able to gain access to the site, either from Palmerston Avenue or from Westbury Road, with suitable measures to ensure the safety of all other highway users. Within the site, sufficient space must be available for a medium sized delivery vehicle to stand and turn, assuming the disabled parking spaces are occupied. Consideration should also be given to improving the pedestrian crossing area at the entrance off Palmerston Avenue. In layout terms, the visitor's cycle stands would be best sited nearer to the entrance to the main building whilst bollards should be installed on Westbury Road at either side of the pedestrian entrance to provide protection if vehicles have cause to use the road. Subject to the above provisions and conditions, no highway objection is raised.

Director of Community (Housing) This is a Fareham Borough Council led development on land owned by the Council. It is intended that all units are let and managed by the Council with tenants occupying on an affordable rent basis. The Council has a high demand for this size of accommodation both to help meet general housing needs but also to be able to offer existing tenants affected by Welfare Reform to downsize to a more suitable and affordable, good quality accommodation. The units comply with our requirements for internal space standards and will be built to meet the Housing Quality Indicators set out by the Homes and Communities Agency. The development will also comply with Code for Sustainable Homes Level 4.

Southern Water request conditions regarding foul and surface water drainage disposal, and determining where sewers are located within the site.

Director of Planning & Environment (Policy) The site has an extant permission, for sixteen flats which although of a different design was similar in terms of scale and bulk. The site is within the urban area and the boundary of the Town Centre where above average densities are encouraged to take advantage of the close proximity to services and the variety of transport options. The proposal re-uses previously developed land and would also help meet the housing requirement to be provided within the Town Centre. The site is suitable for residential development and no policy objections are raised.

Director of Planning & Environment (Urban Design) No objections in principle.

Hampshire Constabulary Internal barriers should be installed to prevent casual access to the site. Visitor cycle hoops are not readily visible. Recommend installation of security doors to communal access doors and individual apartment front doors, and installation of an access control system. Concerns over provision of car parking.

Director of Regulatory & Democratic Services (Environmental Health) Concern regarding noise from existing surrounding air conditioning units and impact on future occupants.

Director of Regulatory & Democratic Services (Contaminated Land) Conditions and information required.

Planning Considerations - Key Issues

The main issues with this application are as follows:

- 1) Principle of Development
- 2) Design and Appearance
- 3) Impact on neighbouring amenity
- 4) Highway Issues
- 5) Other matters

- 1) Principle of Development

This site is within a town centre location and has previously been subject to a planning permission for 16 flats (P/03/1865/FP). The permission remains extant as works for that development were commenced. The principle of residential development on this site has therefore been established.

The Director of Planning & Environment (Policy) has commented stating that the location of the development lends itself to take into advantage of all town centre uses; it is a sustainable location and would see reuse of previously developed land in an urban area. Moreover, Policies CS7 and CS8 of the Core Strategy set out housing requirements and in particular the levels of development expected in Fareham and the Town Centre respectively and it is the case that this development will contribute towards achieving this.

It is therefore considered that the site is suitable for residential development, and subject to compliance with all other necessary and relevant development control criteria, there are no in principle objections in terms of planning policy.

- 2) Design and Appearance

The proposed building is of a modern appearance, will be four storeys in height (the building is designed so that the top floor is of a small size, with the larger overall bulk of the structure being two and three storeys in height), and will have balconies, terraces and feature a flat top roof.

The previous scheme for flats on this site proposed a building of a similar scale and footprint, however the fundamental differences relate to the fact that car-parking was provided underneath the building, and the elevations were treated in a more traditional approach with mansarded rooflines. The overall scale and bulk of the proposed building is very similar to that of the 2003 application and it is therefore considered that it would be unreasonable to object to this development in terms of scale and massing.

The design of the building is vastly different to that of the 2003 application. The architecture is more contemporary with elevations finished in brick and render, with zinc cladding. The application has been made following extensive pre-application advice, and the proposals are considered to represent an appropriate balance between achieving high quality design and an acceptable transition between existing residential development and the commercial buildings of the Town Centre which have comparable heights.

The use of acceptable materials and carefully provided hard and soft landscaping will ensure that this development is not unduly intrusive. Such matters can be controlled by way of appropriate planning conditions. The provision of balconies and terraces ensures that the elevations of the building have visual interest, and will also provide appropriate means of natural surveillance.

The number of units remains unchanged from the previous approval, and the development will be constructed to Code for Sustainable Homes Level 4 standards. Each unit will be approximately 53 square metres in size and is to enable the space requirements of Life Time Homes Standards to be met.

Overall, it is not considered that this development gives rise to any undue issues relating to design or appearance.

3) Impact on neighbouring amenity

The nearest residential properties that could be affected by this development are in Palmerston Avenue to the north of the site. It is not considered that the proposals would adversely affect the amenities of these properties to an unacceptable degree in terms of the light or outlook.

Concern has been raised regarding the provision of balconies and terraces, however these have been positioned on the building in a manner that will not face towards the properties in Palmerston Avenue; none are proposed in the northern elevation and those on the western and eastern elevation are in such a location as to ensure they will not be able to afford direct views into surrounding neighbouring properties.

Some increased levels of overlooking may occur from the windows on the northern elevation (facing towards No. 19 Palmerston Avenue). The bulk of the building is in excess of 10 metres from the side boundary of that property and it is therefore not considered that any levels of overlooking would be harmful or excessive. Two windows proposed at first floor level that face towards that property are a secondary window to a living room/ kitchen and a sole window to a bedroom. It would appear that a second window could be provided to serve the bedroom in a location not directly facing the existing neighbouring property. Subject to the receipt of amended plans showing the provision of this additional window, it would be appropriate to obscure glaze and fix shut to 1.7 metres above internal finished floor level, those first floor windows facing towards 19 Palmerston Avenue.

Environmental Health Officers have commented raising the concern for potential noise issues from existing surrounding air conditioning units onto the future occupiers of this site. Given the town centre location, any surrounding ambient noise levels are generally considered to be higher than elsewhere in an entirely residential location. The proximity of this development with surrounding commercial uses is not dissimilar to that of existing properties in Palmerston Avenue, and in light of the extant permission on this site is therefore not considered that it would be reasonable to object to the application on this

basis.

Overall, it is not considered that any undue issues arise with regard to amenity.

4) Highway Issues

Concern has been raised regarding the lack of provision of car parking on this development. The proposal provides two car parking spaces (for disabled drivers only), and 24 bicycle parking spaces. The Director of Planning & Environment (Highways) has not raised any highway objection to this development, however raises the point that to mitigate on-street car-parking there be a clause in the tenancy agreement that residents do not park on-street within a one mile radius.

In planning terms Officers are not satisfied that such an agreement would be enforceable or reasonable and the scheme should be determined on its merits. The site is located within a highly sustainable town centre location with access to local facilities as well as public transport (bus and rail services) all within close proximity. Palmerston Avenue is subject to double yellow lines as are many of the roads in the immediate vicinity. It is therefore considered that due to this town centre location the provision of two disabled parking spaces only is acceptable. It would not be reasonable for a planning requirement or obligation to be put into place nor would it be enforceable.

No highway safety issues arise from the proposal, and conditions are recommended to ensure that the site layout ensures that vehicle turning can take place within the development, and that during the construction phase vehicles associated with the building of this development are adequately catered for and no debris is left on the highway.

5) Other matters

The development is for affordable housing, this being an application submitted by Fareham Borough Council. The development would be subject to Community Infrastructure Levy. No other planning obligations or charges are required by this development.

This being an application by the Council on Council owned land, it is not considered that it is necessary for any condition to require details of affordable housing tenure/mix.

Conclusion

The application seeks to provide sixteen affordable dwellings on a previously developed and underused site in a highly sustainable town centre location. The development is of an acceptable design and will not unduly impact on neighbouring amenity. Although the provision of car parking is low, the highly sustainable position and close access to Fareham Town Centre with its facilities and public transport links means that in this case, this is acceptable.

The application is recommended for approval subject to conditions.

Recommendation

Subject to the receipt of a satisfactory amended plan addressing the first floor bedroom window facing 19 Palmerston Avenue

PLANNING PERMISSION PURSUANT TO REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992: time limit; details of materials; details of landscaping; provision and maintenance of landscaping; site and slab levels; provision and laying out of car and cycle parking; measures to prevent mud on road; no burning on site; provision for construction vehicles and materials; hours of construction; contaminated land; details of foul and surface drainage; specified windows within north elevation at first floor level to be obscure glazed and fixed shut to 1.7 metres above internal finished floor levels.

Background Papers

P/13/0532/FP

P/03/1865/FP

