

P/13/0730/OA

HILL HEAD

MRS D STARES

AGENT: MR DEREK G MARLOW

OUTLINE APPLICATION FOR DEMOLITION OF EXISTING DWELLING CLOSURE OF EXISTING VEHICULAR ACCESS AND REDEVELOPMENT OF THE SITE BY THE ERECTION OF TWO DETACHED DWELLINGS WITH REVISED ACCESS OFF CROFTON LANE

2 CROFTON LANE FAREHAM HAMPSHIRE PO14 3LR

Report By

Susannah Emery Ext 2412

Site Description

The application site lies within the urban area to the north-east of Crofton Lane opposite the junction of Salterns Road, which leads down to the seafront car park.

The site is currently occupied by a large two storey detached dwelling which is set back approx 22 metres from the road at a raised level. The dwelling is positioned slightly off-centre within the plot.

Monks Way bounds the site on the northern boundary but there is no access from this road. Access to the site is currently from Crofton Lane in the north-west corner of the site.

Description of Proposal

Outline planning permission is sought for the demolition of the existing dwelling and erection of two detached dwellings.

Access is to be considered with all other matters reserved.

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

CS11 - Development in Portchester, Stubbington and Hill Head

CS15 - Sustainable Development and Climate Change

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:

P/10/0795/OR

DEMOLITION OF EXISTING DWELLING & OUTBUILDINGS AND

ERECTION OF TWO DETACHED DWELLINGS & GARAGES WITH REVISED ACCESS (RENEWAL OF OUTLINE PERMISSION P/07/1255/OA)

PERMISSION 19/10/2010

P/07/1255/OA

DEMOLITION OF EXISTING DWELLING & OUTBUILDINGS AND ERECTION OF TWO DETACHED DWELLINGS & GARAGES WITH REVISED ACCESS (OUTLINE APPLICATION)

OUTLINE PERM 07/11/2007

P/04/1360/OR

Variation of Conditions 1 & 2 of P/00/1326/OR to Extend Time Limit for the Erection of Two Detached Dwellings and Garages

OUTLINE PERM 27/10/2004

P/03/1267/FR

Relocation of Vehicular Access (Renewal of P/98/0875/FR)

PERMISSION 09/10/2003

P/00/1326/OR

Redevelopment of Site by the Erection of Two Detached Dwellings with Garages (Renewal of P/97/1167/OR)

PERMISSION 18/10/2001

P/98/0875/FR

Relocation of Vehicular Access (Renewal of P/93/0979/FR)

PERMISSION 29/09/1998

P/97/1161/OR

Redevelopment by the Erection of Two Detached Houses with Garages (Renewal of P/94/1156/OR)

OUTLINE PERM 14/01/1998

P/94/1156/OR

REDEVELOPMENT BY THE ERECTION OF TWO DETACHED HOUSES WITH GARAGES (RENEWAL OF P/91/0857/OR)

OUTLINE PERM 24/11/1994

P/93/0979/FR

RELOCATION OF VEHICULAR ACCESS (RENEWAL OF FBC.3074/96)

PERMISSION 07/10/1993

P/91/0857/OR

REDEVELOPMENT BY ERECTION OF TWO DETACHED HOUSES WITH GARAGES (RENEWAL OF FBC 3074/99)

OUTLINE PERM 28/11/1991

Representations

One letter has been received objecting on the following grounds;

- The proposed revised access would be directly opposite the access to the Salterns Road car park.
- It would be closer than the present access to the blind bend in Salterns Road, and on the inside of the curve.
- The suggested reduction in the height of the embankment would offer little mitigation, since the embankment continues to the rear of 2 Monks Way, where it is substantially covered in shrubs.
- Given the heavy commuter traffic now using Salterns Road, often at speeds inappropriate to such a narrow, winding road, this seems to pose unacceptable risks.

Consultations

Director of Planning & Environment (Arborist) - No objection subject to condition

Director of Planning & Environment (Ecologist) - Although the site looks not to be of high risk for bats, or any protected species, I would advise that Natural England are consulted considering the nature and location of the development with proximity to the Solent and Southampton Water SPA.

Director of Planning & Environment (Highways) - Whilst the vegetation fronting the dwelling may have grown out since the access was originally approved, I am satisfied that the access would be an improvement over the existing, and would therefore be acceptable subject to conditions.

Natural England - Comments awaited

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
- Highways

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 permission has previously been granted for the demolition of the existing property and the erection of two detached dwellings. The development was first granted in 1989 and there have been a series of renewals or new outline consents granted since that time. The most recent outline consent will expire on 19 October 2013.

Impact on the Character of the Area

It is not considered that the subdivision of the plot would have a detrimental impact on the character of the area. The current plot is very large and its subdivision would result in two plots of similar size to those within the surrounding area. Although siting is not included within this application it is considered that the proposed dwellings could occupy frontage positions in keeping with the pattern of development either side.

Highways

The proposal includes a revised access which has previously been permitted. The existing access in the north-west corner of the site would be extinguished and a new access would be positioned within the centre of the plot to be utilised by both properties. The access would be 4.5m in width and would be set back 4.5m from the highway edge. Land within the visibility splays created by this access would be reduced in height to a maximum of 750mm

above ground level to maximise sightlines across the site frontage in both directions. Visibility to the south-east from the existing access is currently obstructed by the grass bank which forms the front boundary. It is considered that the re-arrangement of the access will therefore improve the current situation and there is no highway objection to the proposal.

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

Recommendation

Subject to receipt of comments from Natural England

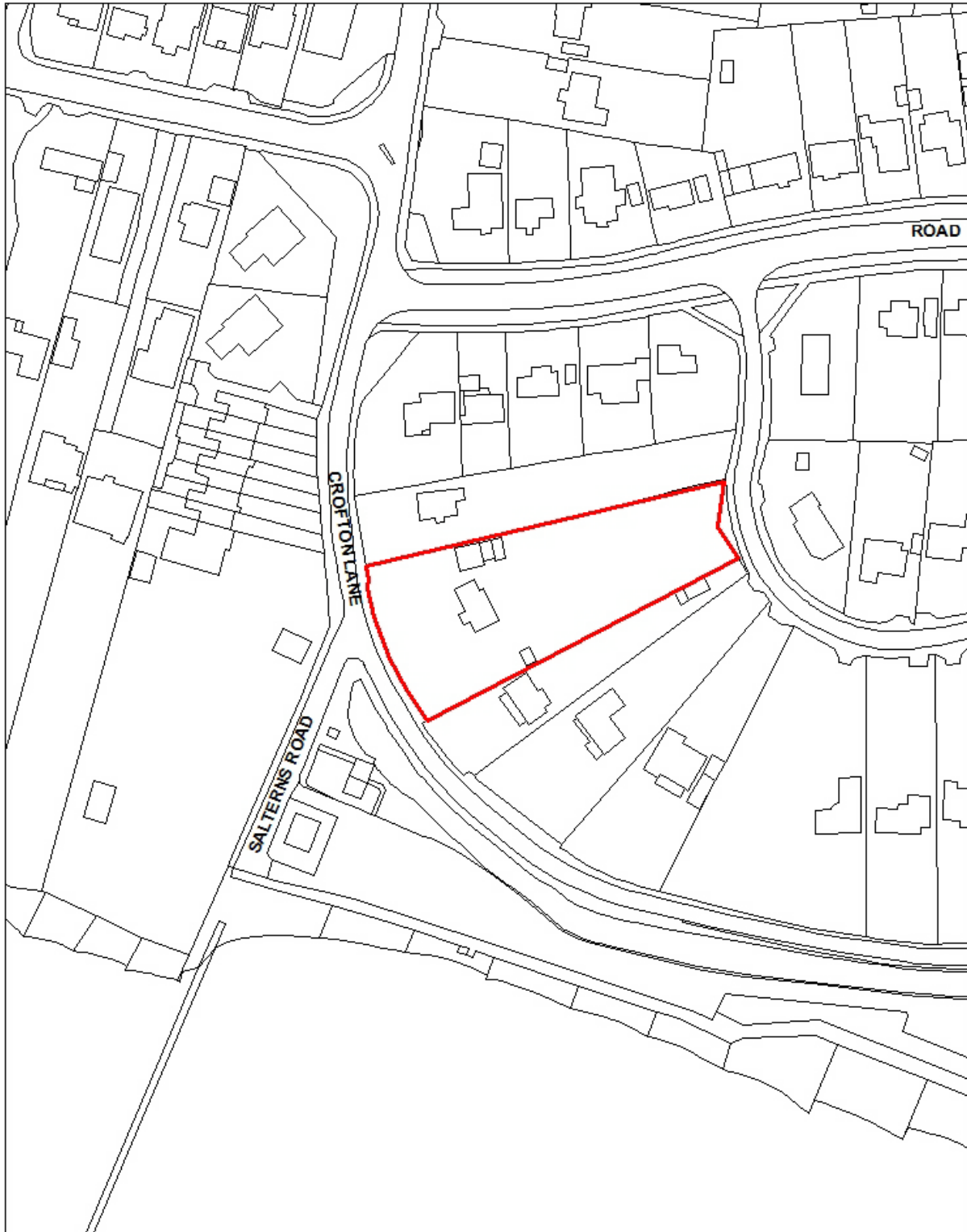
OUTLINE PLANNING PERMISSION; Time limits; Submission of Reserved Matters; Materials; Boundary Treatment; Landscaping Implementation; Levels; No part of dwelling within 23m Crofton Lane; Construction of access; Reinstate Existing Access; Parking/Turning; Tree Protection; Mud on Road, No burning; Construction hours

Background Papers

P/13/0730/OA; P/10/0795/OR; P/07/1255/OA

FAREHAM

BOROUGH COUNCIL



2 Crofton Lane
Scale 1:1,250



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