

P/13/0807/FP

STUBBINGTON

AGINCOURT SECURITIES LTD

AGENT: LUKEN BECK MDP LTD

ERECTION OF FOUR TWO BEDROOM DETACHED BUNGALOWS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

20-26 TITCHFIELD ROAD FAREHAM PO14 2JH

Report By

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Site Description

The application site is located within the urban area on the north east side of Titchfield Road, Stubbington. It currently forms part of the residential curtilage of three properties; Nos 20, 22 and 26 Titchfield Road. The area is characterised by residential development, with a mixture of detached and semi detached, single and two storey dwellings fronting Titchfield Road. To the rear of the site is a terrace of elderly persons' bungalows in Cains Close and to the north there is an estate development of two storey semi-detached houses in Ditton Close.

Description of Proposal

Planning permission is sought for the construction of four detached two bedroom bungalows to the rear of Nos. 20-26 Titchfield Road. The dwellings would be accessed via a driveway which would run to the south side of No.26 Titchfield Road adjacent to the boundary with No.22. Each dwelling would be provided with a private amenity space and two car parking spaces.

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

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

Fareham Borough Local Plan Review

C18 - Protected Species

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

Q/0134/13 - Pre-application advice was given on this proposal in April 2013. The applicant

was advised that the proposal would be likely to receive officer support.

**P/12/0160/FP CONVERSION OF SINGLE DWELLING INTO SIX FLATS AND
ERECTION OF TWO STOREY SIDE/REAR EXTENSION**

APPROVE 23/08/2012

**P/10/0069/OA EXTENSION TO AND CONVERSION OF NO 26 TO THREE AGED
PERSON FLATS AND A WARDEN'S FLAT. DEMOLITION OF NOS.
20 & 22 AND ERECTION OF TWENTY-SEVEN AGED-PERSON
FLATS, TWO BUNGALOWS & THREE HOUSES**

REFUSE 27/10/2010

Representations

Three letters have been received objecting on the following grounds;

- The area is already overcrowded and Stubbington is being overdeveloped
- Services unable to cope
- There will be less green space to define the existing properties
- Too much traffic on Titchfield Road
- The existing access is not suitable for five properties as it is located on a bend in the road where visibility is not acceptable
- Surface water soakaways are not suitable in this location where ground conditions are predominantly clay

Consultations

Director of Planning & Environment (Highways) - No objection subject to the provision of a visitor car parking space.

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

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

Director of Regulatory & Democratic Services (Contaminated Land) - No objection subject to condition

Director of Planning & Environment (Ecologist) - The Hawthorn tree on the northern boundary of No.22 should be retained unless further bat survey information is submitted as it has the potential to support roosting bats. Reptile habitat will be lost through the proposals and there is the potential for individual animals to be harmed during the works. Mitigation is outlined within the ecological report and a translocation into receptor habitat within the front garden of house 22 is proposed. A detailed mitigation plan based upon the measures outlined will need to be secured through condition of any consent. Works shall be carried out in accordance with the ecological mitigation and enhancement measures set out within sections 4.2.3, 4.4.3 (bat enhancements), and 4.6.3 of the Updating Phase 1 and 2 Ecological Surveys report (Ecosa, August 2013).

Director of Streetscene (Refuse & Recycling) - These four properties will need a bin collection point at the entrance to the development, to facilitate efficient waste collection on this busy road.

Natural England - No objection

Planning Considerations - Key Issues

The main issues to be considered in the determination of this planning application are;

- Principle of Development
- Impact on Character of Area
- Impact on Amenities of Neighbouring Residential Properties
- Highways
- Ecology & Trees

Principle of Development

The site is located within the urban area where residential infilling, redevelopment and development on neglected and underused land may 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.

In 2011 an appeal was dismissed for the redevelopment of the site to extend and convert No.26 Titchfield Road to three aged persons flats with a warden's flat and for the demolition of Nos 20 and 22 Titchfield Road and the erection of thirty-two aged persons units including twenty-seven flats, two bungalows and three houses. The development would have been largely two storey divided between three blocks on the Titchfield Road frontage with a fourth large building to the rear of the site. The inspector concluded that by virtue of the increased mass and density of the development the proposal would cause unacceptable harm to the character and appearance of the surrounding area and that this would not be a suitable location for future elderly occupants due to issues with pedestrian accessibility. The dwellings would have been accessed via the existing driveway to No.26 which would have been widened to accommodate two way traffic. There were no highway objections raised.

Planning permission (P/12/0160/FP) was granted in 2012 to extend No.26 Titchfield Road to the southern side and convert it into six flats; four 2-bed and two 1-bed. This development would also have utilised the existing access to No.26 which would have been widened. Officers can confirm that it would not be possible to implement this permission and carry out the development now proposed so this is not an incremental attempt to increase the amount of development on the site.

Impact on Character of Area

No.26 Titchfield Road occupies a relatively wide plot in comparison to neighbouring dwellings with a distance in excess of 14m between the flank wall and the southern boundary with No.22 Titchfield Road. Officers are of the opinion that it would therefore be possible to construct a driveway to access the rear of the site, with landscaped strips to either side, without this having a cramped or tunnel like appearance to the detriment of the visual amenity of the streetscene.

The three existing dwellings on the frontage have large rear gardens in comparison to neighbouring properties and therefore it is not considered that the subdivision of the plots would be detrimental to the character of the area. As the proposed dwellings are single storey they would not be intrusive when viewed from Titchfield Road or from surrounding

residential properties. It would not appear that there are any further parcels of land to the rear of the frontage properties which are large enough to be developed along this stretch of Titchfield Road and therefore officers are not concerned that this proposal would set a precedent for further backland development.

Impact on Amenities of Neighbouring Residential Properties

It is not considered that the proposal would have any detrimental impact on the amenities of neighbouring properties in terms of loss of light and outlook due to the separation distances involved. There are no first floor windows proposed so there are no concerns regarding overlooking. It is proposed that a condition is imposed to remove permitted development rights relating to extensions and roof alterations due to the limited size of the rear gardens and relationship with surrounding development.

Highways

The proposed dwellings would share an access with No.26 Titchfield Road. It is proposed to relocate the existing access slightly further to the south and widen it to 4.8m to improve visibility for emerging vehicles. The access drive would be wide enough to allow two vehicles to pass for the first 10m before narrowing to 3m with a passing point half way down. The access drive would serve a total of five dwellings. It has previously been accepted that the existing access could be widened to serve a far larger development of thirty-one dwellings without detriment to highway safety.

Two car parking spaces and a cycle store would be provided for each of the 2-bed bungalows in accordance with the Council's Residential Car & Cycle Parking SPD. Three car parking spaces would be provided to serve the existing dwelling and a visitor bay would also be provided along the access drive. A bin collection point would be provided adjacent to the highway. There are no highways objections to the proposal.

Ecology & Trees

There are no significant trees on the application site which would be affected by the development. The applicants have agreed to retain a Hawthorn tree which currently stands on the northern boundary of No.22 Titchfield Road as the possibility that this tree could support bats has not been fully investigated.

An ecological report has been submitted which concludes that the site is considered to be of negligible-low ecological value. The site is considered to offer minimal potential for supporting protected species although there is potential to support small numbers of nesting birds and small numbers of reptiles. The Council's ecologist has raised no objection to the proposal subject to the requirement for a detailed reptile mitigation strategy to be secured by condition.

Other Matters

As part of any subsequent building regulations application it would be necessary for the applicant to demonstrate that surface water could be adequately dispersed.

In summary it is considered that the proposal would comply with the relevant policies of the Fareham Borough Council Core Strategy and the Fareham Borough Local Plan Review and the proposal is considered acceptable.

Recommendation

PERMISSION; Materials, Boundary Treatment, Parking, Remove PD: extensions and roof alterations, Visibility Splays, Vehicular Access Construction, Cycle Stores, Bin Collection Point, Level 4 Code for Sustainable Homes, Tree Protection Method Statement, Contamination, Works to be carried out in accordance with Ecological Report, Detailed Reptile Mitigation Strategy, Construction hours, Mud on road, No burning on site

Background Papers

P/13/0807/FP

FAREHAM

BOROUGH COUNCIL



20-26 TITCHFIELD ROAD
SCALE: 1:1,250

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