

P/13/0800/FP

SARISBURY

CRAYFERN HOMES LIMITED

AGENT: NEAME SUTTON
LIMITED

ERECTION OF FIVE DWELLINGS FOLLOWING DEMOLITION OF THE ROSERY,
VEHICULAR & PEDESTRIAN ACCESS, CAR & CYCLE PARKING AND LANDSCAPING &
SERVICING

ALLOTMENT ROAD - THE ROSERY - SARISBURY GREEN SO31 7AP

Report By

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Site Description

The application site comprises land which currently forms part of the residential curtilage of three properties to the west side of Allotment Road; 'The Rosery', 'Glenhurst' and 'Alverstone'. The site is within the urban area and is bounded by residential dwellings to the north on Bridge Road and to the west on St Paul's Road and by the Allotment gardens to the south. The site slopes down from east to west and there is a watercourse running along the north-west boundary.

Description of Proposal

Planning permission is sought for demolition of an existing bungalow 'The Rosery' and the erection of five detached dwellings; three 4-bed and two 3-bed. The dwellings would be sited behind the built up frontage in an informal courtyard arrangement. The demolition of 'The Rosery' would enable an access road to be constructed from Allotment Road with landscaping to either side. The plot of the neighbouring property immediately to the north 'Glenhurst' would also be widened by approx. 2.5m to increase the amount of rear amenity space and enable provision of additional car parking to the side.

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
- 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

- DG4 - Site Characteristics
- C18 - Protected Species

Relevant Planning History

landscapes. The impact of the proposal on protected species and local wildlife sites should be assessed by the Local Planning Authority.

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.

A previous application to erect a large detached dwelling to the rear of 'The Rosery' was refused in November 2005. The reasons for refusal stated that the proposal would result in loss of privacy to 'Glenhurst' and No.26 St Paul's Road. It was considered that by virtue of its size the dwelling would constitute an undesirable form of backland development out of character with the surrounding area. The access was not considered of sufficient width and it was considered that the use of the driveway would have a detrimental impact on the living environment of 'The Rosery'. The current proposal is for a far larger site and a more comprehensive form of development resulting in the demolition of 'The Rosery' rather than piecemeal backland development.

Impact on Character of the Area

The surrounding area is characterised by mainly detached two storey dwellings set within medium to large plots. The application site forms part of the residential curtilage of three dwellings which have some of the larger plot sizes visible within the local area. The dwelling to be demolished, 'The Rosery', is a small detached bungalow which is in need of modernisation and could currently be seen as out of keeping with surrounding properties. Occupying such a large plot it is also currently not making the most efficient use of land within the urban area. Whilst it is proposed to subdivide the plots of 'Glenhurst' and 'Alverstone', rear garden lengths of 20 and 26 metres would be retained respectively. These plot sizes far exceed minimum standards and would not be out of character with the surrounding area.

The proposed dwellings are large detached two storey properties. The rear gardens vary in shape and size but are seen as adequate to serve family dwellings. Whilst the plot sizes may be smaller than others within the local area it is not considered that the proposal would have a detrimental impact on the character of the area due to the siting of the development to the rear of the built up frontage. The plot sizes exceed the minimum standards normally sought. The site has a frontage on to Allotment Road measuring approx 14 metres so that

an access drive could be provided which would allow two way traffic to pass with landscaped buffers to either side.

Impact on Amenities of Neighbouring Residential Properties

The dwellings proposed on Plots 4 and 5 would occupy the largest plots. In light of their garden sizes and the presence of planting along the boundary Officers do not believe there would be material overlooking of adjacent properties from these properties.

The occupants of the neighbouring property to the north 'Kimberly' have raised concerns regarding loss of privacy as Plots 1-3 would back on to the southern boundary of their rear garden. The rear garden serving 'Kimberly' is approximately 45 metres in length and 12 metres in width.

Plot 1 has a rear garden measuring between 11-12 metres in depth. There would also be an area of amenity space extending to the eastern side of the dwelling hence why the plot size is considered acceptable.

Two first floor bedroom windows are proposed within the rear elevation which would face towards the rear garden of 'Kimberly' at a point approximately 20 metres from the back wall of that house. These would be 11 and 12 metres from the boundary. This separation distance complies with guidance set out within Appendix 6 of the Fareham Borough Local Plan Review which seeks a minimum of 11 metres from new first floor windows to adjacent private garden areas. The boundary is taken to be the centre of the existing hedgerow so that the actual distance to useable garden area is marginally higher than the figures stated. In addition there is an existing maturing Ash tree positioned centrally on the rear boundary of Plot 1 which would be retained and this would provide increased screening to the rear garden of 'Kimberly'.

Plot 2 would have a rear garden measuring between 11.2-12 metres in depth. There would be two bedroom windows at first floor within the rear elevation which would be 11.2 metres and 12 metres away from the boundary. Plot 2 would overlook the lower part of the rear garden of 'Kimberly' at a minimum distance of 28m from the dwelling. There is an outbuilding within the rear garden of 'Kimberly' which would be partially behind Plot 2 which makes this area of the garden unuseable.

Plot 3 would be sited within the north-west corner of the application site. Due to the angled nature of the rear boundary of this plot the rear garden would measure between 5.6-9.2 metres in depth but this would also extend around the western side of the dwelling providing sufficient amenity space. There would be two first floor bedroom windows within the rear elevation which would be 7 and 9.2 metres from the rear boundary. Although a minimum distance of 11 metres would normally be sought between new first floor windows and adjacent private garden areas in this instance the windows would be overlooking the very end of the rear gardens of 'Kimberley' and Nos.139 and 141 Bridge Road. These dwellings have very long rear gardens measuring in excess of 35m which come down to narrow points. It is not considered that the overlooking of these parts of the rear gardens would have a detrimental impact on the residential amenity of the occupants and no concerns have been raised by the occupants of the dwellings on Bridge Road.

Officers acknowledge that the level of privacy currently enjoyed by the occupants of 'Kimberly' would be reduced but in light of the size of the objector's rear garden and the distance of the proposed dwellings from 'Kimberly' it is not considered that the degree of

overlooking is such as to justify the refusal of the application.

Loss of private views are not a material planning consideration and given the distance of the proposed dwellings from surrounding development it is not considered that there would be any detrimental loss of outlook to neighbouring properties.

Loss of property value is not a material planning consideration and the Council cannot be held accountable for any subsequent loss of such.

Highways

A transport assessment has been submitted to support the application. An automatic traffic count survey has been carried out on Allotment Road to determine vehicle volumes and speeds. It is concluded that Allotment Road is lightly trafficked with four or five vehicle movements per minute in the morning peak hour and notably fewer movements outside of this period. Average vehicle speeds were also found to be lower than the 30mph speed limit which is most likely as a result of the limited width of the carriageway. The proposal represents a net increase in four dwellings which is likely to result in two to three additional movements on Allotment Road during peak hours. It is not considered that this increase would be noticeable or that it would have a material impact on the operation of the local highway network.

The Director of Planning & Environment (Highways) initially had some concerns regarding the ability to provide and maintain the required visibility splays in either direction of the site access. The visibility splay to the north crosses areas of front garden that are within the applicant's control and can be offered for highways adoption. Having slightly revised the positioning of the access further to the north it has now been confirmed that the visibility splay to the south can also be achieved across the application site and the highway verge without encroaching on to the third party land to the south or resulting in the need to remove any of the boundary hedge enclosing the allotments. The Council has arrangements in place which should see the allotment hedge trimmed back twice a year to prevent it from overhanging the highway. The provision of the visibility splays would be secured by a condition so that no development would take place before these are available. It is not considered that the proposal would have a detrimental impact on highway safety and no highways objection is raised.

Car parking would be provided in accordance with the Council's Residential Car and Cycle Parking SPD. The two 3-bed dwellings would each have two car parking spaces in addition to a garage. The 4-bed properties would each have three car parking spaces in addition to a garage. One visitor parking space would also be provided in a lay-by along the access road. The proposal should therefore not result in any additional parking along Allotment Road or Woodlands Close.

A bin collection point would be provided close to Allotment Road so that the refuse lorry would not have to enter the site.

Ecology & Trees

There are no significant trees on the site which would need to be removed as a result of the proposed development. It is proposed to carry out new tree planting as part of the landscaping scheme to ensure the satisfactory appearance of the development. The TPO trees located on adjacent land close to the south-west corner of the site would be protected

during construction and development would not take place within the root protection zones.

An ecological appraisal of the site has been carried out by the applicant's ecologist. Whilst bats were found to be foraging on the application site the existing dwelling to be demolished was found to have low bat roosting potential and no evidence of bats was found. Slow worms were recorded in all three gardens and the wider habitat could also be considered suitable to support grass snakes. There was no evidence of any other protected species on the site. The submission of a full reptile mitigation strategy including arrangements for long term management of the receptor site would be secured by condition.

Conclusion

Notwithstanding the objections received, it is considered that the proposal complies with the relevant policies of the Fareham Borough Council Core Strategy and Fareham Borough Local Plan Review and it is considered acceptable subject to conditions.

Recommendation

PERMISSION; Materials, Hard Surfacing, Boundary Treatment, Levels, Tree Protection, Vehicular Access Construction, Visibility Splays at Junction, Parking & Turning, Cycle Parking, Bin Collection Point, Level 4 Code for Sustainable Homes, Obscure glaze & fix shut to 1.7m first floor rear bathroom window on Plot 3 and stairwell window on plot 1, Works in accordance with Watercourse Statement, Development in accordance with Bat Emergence Survey (including recommendations), Details of External Lighting, Reptile Mitigation Strategy, Implementation of Landscaping Scheme, No Mud on Road, No Burning on Site, Operatives Vehicles, Construction Hours

Notes for Information

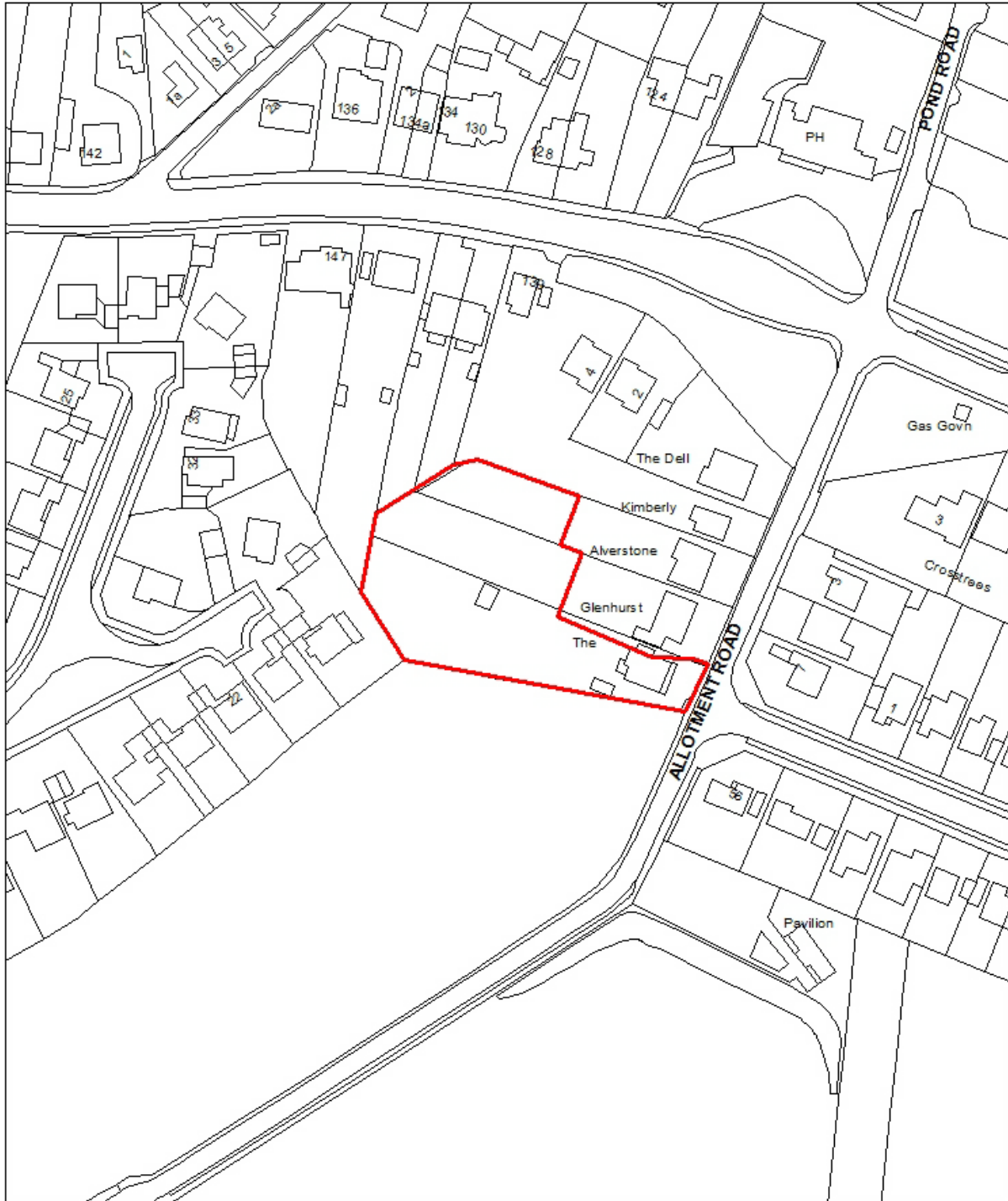
Informative Nesting Birds

Background Papers

P/13/0800/FP

FAREHAM

BOROUGH COUNCIL



The Rosery
Allotment Road
Scale 1:1250

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