

P/13/0834/FP

MR BRIAN ROGERS

FAREHAM NORTH-WEST

AGENT: KNIGHT
ARCHITECTURAL DESIGN

DEMOLITION OF EXISTING BUILDING AND ERECTION OF REPLACEMENT CHURCH BUILDINGS

HILL PARK BAPTIST CHURCH 217 GUDGE HEATH LANE FAREHAM PO15 6PZ

Report By

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Introduction

This application is the same as submitted and approved on two previous occasions, under ref: P/05/0690/FP in 2005 and under ref: P/10/0603/FR in 2010. The latter permission was subject of an appeal against two conditions relating to the use of the building.

Site Description

The site lies on the north eastern side of Gudge Heath Lane, 33 metres south of its junction with Highlands Road. A supermarket building lies immediately to the north west and a bungalow lies on the south eastern side of the site. The site currently consists of two prefabricated single storey church buildings situated one behind the other within the site. There are a number of outbuildings used for associated facilities such as toilets and storage. There is currently no parking within the site.

Description of Proposal

The last planning permission lapsed on 17 September 2013.

The application involves the demolition of existing buildings and erection of a replacement church building measuring 9.3 metres wide and 31.5 metres long. The building would be two storey in part on the north western side adjacent to the supermarket reducing to single storey on the south eastern side adjacent to the neighbouring bungalow and to the rear. The rear (north eastern) part of the building is single storey.

Some accommodation is proposed within the roofspace on the north western side consisting of a classroom, office, upper lounge and storage facilities.

Three parking spaces would be provided within the front of the site, together with a sunken patio and lawn area at the rear.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

DG4 - Site Characteristics

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/10/0603/FR</u>	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF REPLACEMENT CHURCH BUILDING (FULL RENEWAL OF P/05/0690/FP)
PERMISSION	17/09/2010
<u>P/05/0690/FP</u>	Demolition of Existing Buildings and Erection of Replacement Church Building
PERMISSION	19/07/2005
<u>P/04/1738/FP</u>	Demolition of Existing Buildings and Erection of Replacement Church Building
REFUSE	06/01/2005

Representations

One letter has been received from the property to the south east in Gudge Heath Lane objecting on the following grounds:

- Overshadowing and loss of light due to the size of the replacement building;
- Noise nuisance due to increased numbers of people;
- Littering;
- Parking and disturbance problems during and after the construction period;
- Danger to health due to removal of asbestos.

Consultations

Director of Planning and Environment(Highways) - As indicated within the previous appeal Inspector's Report, the site is fairly well served by bus services and also has convenient public car parking facilities at the Highlands Road Shopping Parade and north-east of the Working Men's Club. The use of the church would not be expected to generate a material increase in traffic movements on the local road network. Consequently no highway objection is raised.

Director of Regulatory and Democratic Services (Pollution) - no objection

Director of Regulatory and Democratic Services (Environmental Health) - no objection subject to condition

Planning Considerations - Key Issues

The Key Issues are as follows and remain as reported on previous applications:

- Principle of development
- Character of the area
- Impact on neighbouring properties
- Highway implications

Principle of development

A church has been established on the site since just after the Second World War. The fellowship of locals who have been worshipping on this site for approximately 13 years became established as a Baptist Church in their own right in 2001.

The buildings on the site were originally relocated second-hand chicken rearing sheds and are past repair and therefore redevelopment of the site is necessary.

The land is within the urban area where redevelopment will be permitted, providing it does not adversely affect the character of the surrounding area or amenity of existing residents.

Character of the area

There is a mix of building types and scale in the area. The proposed replacement building has been designed as a 'wedge' shape in order to create a visual transition between the adjacent supermarket and bungalow. Although the replacement building will be larger than those it is replacing Officers consider its design, size and scale would not be out of keeping with the character of the area.

Impact on the amenities of the neighbouring properties

The proposal has been assessed in terms of the impact that the replacement building would have on adjoining properties.

The neighbouring property to the south east (215 Gudge Heath Lane) has windows facing north west into the site. The building has been designed with single storey eaves facing the neighbour and would be sited 4 metres away. The only windows proposed within the elevation are facing this neighbour are within the roof slope. A point to be noted is the existing church building currently has a number of opening windows along its south east facing elevation.

The neighbouring property to the north west in Gudge Heath Lane (no. 93) has a garden depth of 12.4 metres. The two storey element of the proposed building would extend in part across the bottom of the garden, with the remainder being single storey.

Unlike the existing building there are no windows planned in the side wall of the new building. A planning condition can be imposed to secure noise attenuation measures.

In response to the immediate neighbour's specific concerns the applicants have confirmed that the youth club is no longer run at the site and members and visitors do not park outside the neighbouring property.

On the matter of possible health risk from asbestos in the existing buildings the applicants confirm that any asbestos will be removed in strict compliance with relevant legislation. It is proposed that a further condition be added over and above those on the previous decisions to cover any pollution risk.

Highway Implications

The applicants have included a transport usage survey in support of the proposal which reflects a relatively high proportion of non-car users. The church expect some growth from

the local area however this has been and is likely to be limited, so that a significant increase in car usage is not anticipated.

The church does not let the premises for activities not connected with the church.

At present there is no car parking available on the site. In light of this, the very close proximity to the public car parking associated with the Highlands Road shopping centre and on street parking restrictions, Officers believe it would be difficult to substantiate refusal on the grounds of inadequate car parking.

Notwithstanding the objection received officers consider there have been no material changes since permission was last granted and therefore recommend that permission is granted subject to the conditions below.

PERMISSION

Materials, parking and turning, levels, noise attenuation measures, premises to be used for activities connected with the church, construction hours, no mud on road, no burning on site, no openings in specified elevations, high level roof lights, boundary treatment, landscaping and implementation, building to be used as a church and for no other purpose within Class D1, details of extraction or air conditioning systems to be installed

Background Papers

P/05/0690/FP; P/10/0603/FR; P/13/0834/FP

FAREHAM

BOROUGH COUNCIL

