

P/13/0989/FP

FAREHAM WEST

FIRST WESSEX

AGENT: FIRST WESSEX

CREATION OF PARKING AREA PROVIDING SPACE FOR TWO CARS AND ASSOCIATED RETAINING WALL, FENCING AND GATE ACCESS AND LANDSCAPING

CRAIGBANK COURT 1-6 FAREHAM PO14 1AQ

Report By

Richard Wright x2356

Site Description

This application relates to a piece of land in front of the apartment block 1 - 6 Craigbank Court which is to be found on the eastern side of Gudge Heath Lane close to its southern extremity where it meets The Avenue. The land is a landscaped area laid to grass with some low level shrubs and planting also. It is enclosed by a black 1.25 metre high metal bow top fence running around its western and southern boundary with the adjacent highway footpath.

The site forms part of the wider residential development of Craigbank Court which contains a mixture of privately owned flats and rented properties owned by First Wessex.

Description of Proposal

Permission is sought for the creation of a parking area to provide space for two cars to park. A retaining wall topped with bow top fencing would be constructed between the car parking area and the front of the building at 1 - 6 Craigbank Court. A new gated vehicular and pedestrian access would be provided off Craigbank Court via a dropped kerb. A hedgerow would be planted along the western boundary with Gudge Heath Lane inside of the existing bow top fencing.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Representations

Five letters have been received from residents living in Craigbank Court raising the following points:

Objection

- Existing parking problems will be exacerbated
- Unless parking is provided for all tensions will still persist
- Will increase existing problems with unwanted visitors to 1 - 6 Craigbank Court causing noise and disturbance
- The access will be an area where it will restrict the ability of delivery vehicles and cars to pull up and unload
- Loss of green space

Supporting comments

- Will help solve existing parking problems
- Residents currently have to park far away

General comments

- How will the parking be allocated?
- Will the hedge cover the height of the vehicles?
- Double yellow lines should be placed in the entrance to the road to discourage illegal parking

Consultations

Director of Planning & Environment (Highways) - No objection is raised subject to conditions (vehicular access construction; no obstructions over 0.9m high)

Planning Considerations - Key Issues

This application has been submitted by First Wessex to try and help alleviate parking problems currently experienced by residents in Craigbank Court. The two proposed parking spaces are intended for use by First Wessex tenants in 1 - 6 Craigbank Court who currently have nowhere to park their vehicles.

Some residents have raised concerns over the potential effects of providing these additional spaces on the ability for vehicles to park and unload at the entrance to Craigbank Court. Officers consider that vehicles parking in close proximity to the junction with Gudge Heath Lane potentially pose a highway safety hazard and would not wish to preserve the ability of residents to do so at the expense of providing these further two parking spaces.

The site of the proposed car parking is very prominent within the street and highly visible when entering Gudge Heath Lane from The Avenue. The application site is well maintained and landscaped. The landscaped frontage to the broader scheme continues down Gudge Heath Lane towards The Avenue and runs along The Avenue frontage. Most of the existing landscaping in front of numbers 1-6 would need to be removed to create the space for parking two cars.

The building containing flats 1-6 has a number of main habitable room windows facing towards Gudge Heath Lane. At ground floor level two large bay windows face towards the proposed car parking area. Due to level changes the car parking would be set approximately 0.5 metres above the ground floor level of the adjoining flats. The closest car parking space would be in the region of 2.5 metres from the nearest bay window. The change of the frontage from a landscaped garden to a car parking area would reduce the outlook presently enjoyed by the residents of those flats.

Officers consider that this is a finely balanced case. On the one hand it will provide a small number of car parking spaces to help towards meeting the needs of the residents of the adjacent flats. On the other hand it will result in the loss of a pleasant landscaped frontage in turn reducing the high quality appearance of the scheme when viewed from Gudge Heath Lane. Furthermore the outlook currently available from the adjacent flats will be materially reduced when the garden is replaced by car parking.

Having carefully weighed up the material planning issues Officers consider that loss of the landscaping and resultant harm to the appearance of the scheme, along with the reduction in outlook for adjacent residents are such that planning permission should be withheld in

this instance.

Recommendation

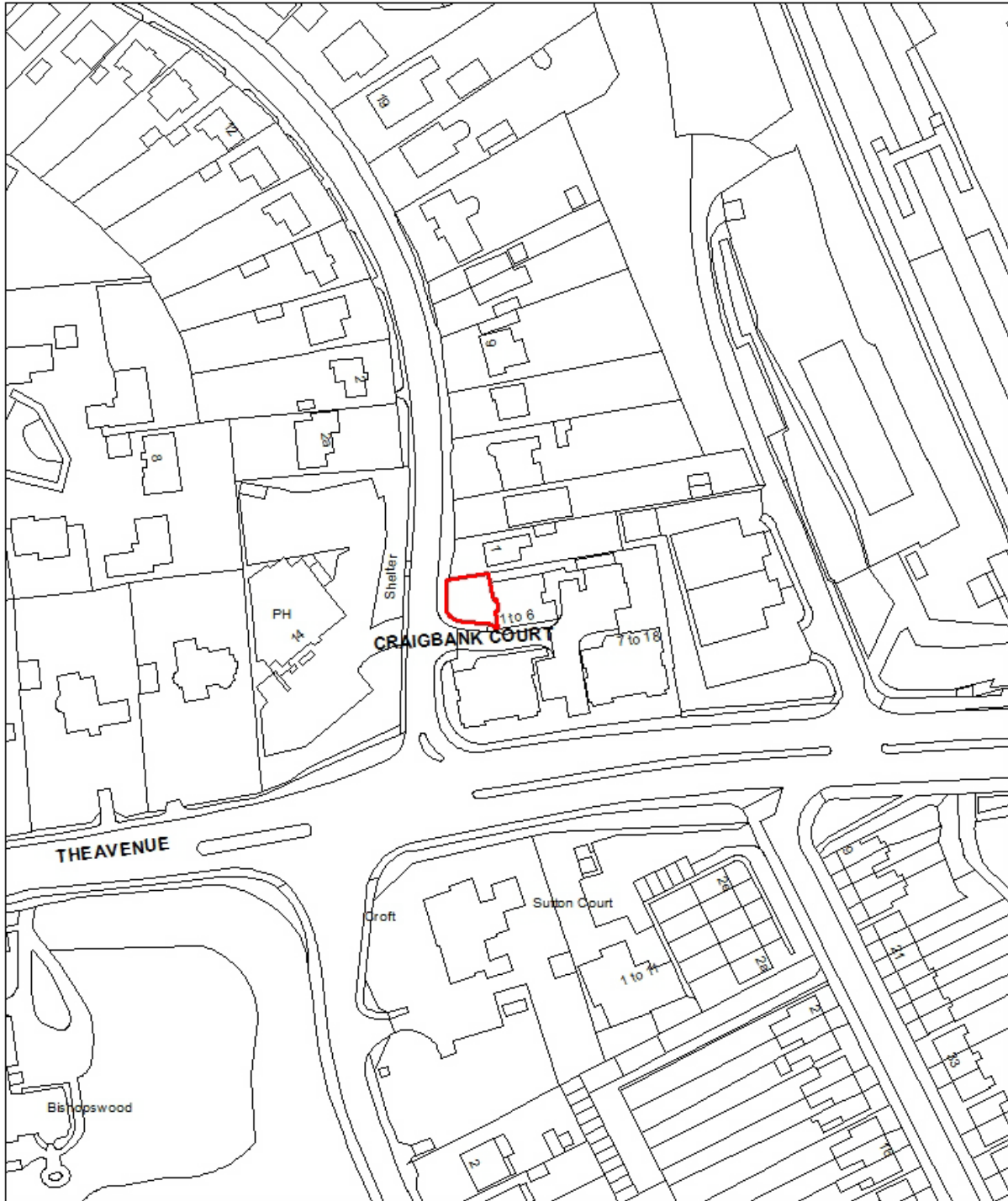
REFUSE: Contrary to policy; loss of landscaped frontage harmful to appearance of the scheme and the visual amenity of the area; harmful to the outlook of residents of adjacent flats.

Background Papers

P/13/0989/FP

FAREHAM

BOROUGH COUNCIL



1-6 Craigbank Court
Scale 1:1250

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