

P/13/0988/FP

HARTLY LTD

TITCHFIELD COMMON

AGENT: DAVID NEWELL
CONSULTANCY LTD

ERECTION OF THREE BEDROOM BUNGALOW ON LAND TO THE REAR OF
EXISTING DWELLING

114 LOCKS HEATH PARK ROAD LOCKS HEATH SOUTHAMPTON SO31 6LZ

Report By

Richard Wright x2356

Site Description

The application site comprises the residential curtilage of 114 Locks Heath Park Road, a detached bungalow located on the eastern side of the road.

The site lies within the urban area and covers approximately 0.14 of a hectare. The frontage of the property is bounded by a 1.0 - 1.5 metre high hedgerow with openings within it for pedestrian and vehicular access. The dwelling is set off the southern site boundary leaving space for a driveway to the rear of the property where a single detached garage is situated.

The rear garden of the bungalow is approximately 45 - 50 metres long and features mature grassland and substantial border planting around much of its perimeter. Mature trees are present on or close to the northern and eastern boundaries, several of which are covered by a tree preservation order served on 24th May this year (FTPO 682). The order also covers a pine tree close to the garage on the property's southern boundary and a close by sycamore tree within the garden of 3 Ashwood. A mature boundary hedgerow consistently above 2 metres in height is in place along large parts of the southern site boundary with those properties in Ashwood.

Description of Proposal

The application is a resubmission following the refusal to grant planning permission for an earlier proposed scheme (ref P/13/0591/FP).

Permission is sought for the erection of a detached three bedroom bungalow within the rear garden of the property. A rear garden area approximately 12 x 12 metres in area would be retained to the rear of the existing house and enclosed by a 1.8 metre high close boarded fence.

The proposed new bungalow would be accessed via the existing driveway which would be extended into the centre of the site leading to a turning space and parking provision for two cars. A single car port is proposed whilst the existing single garage is shown to remain in situ.

The proposed dwelling would be single storey in scale with a total gross internal floor space of 119m² (a 15% reduction from the 140m² floor space previously proposed). It would feature a dual pitched roof over the main section of the house which would stand approximately 5.7 metres at its highest point. The bungalow would be positioned centrally within the rear half of the site approximately 3.5 metres from the northern site boundary with 116 Locks Heath Park Road and 3.0 - 3.35 metres off the southern boundary with 5 & 7

Ashwood (approximately one metre further away from the boundary than the previous proposal). The footprint of the dwelling is shown to have been reduced to increase the size of the rear garden which would be between 12.5 - 19 metres long to the rear eastern boundary.

No accommodation is proposed within the roofspace.

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

CS17 - High Quality Design

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Fareham Borough Local Plan Review

DG4 - Site Characteristics

C18 - Protected Species

Representations

Sixty-one letters have been received objecting to the application on the following grounds:

- Parking problems
- Congestion and highway safety implications from extra vehicles
- Cramped and oversized development
- Undersized garden space proposed
- Poor design - too high/big/bulky
- Located too close to boundary
- Overbearing visual impact
- Loss of privacy
- Only minor changes from previously refused scheme
- Disturbance to wildlife
- Clearance of trees and plants from site already taken place
- Harm to trees on site and nearby
- Changes to tree survey submitted
- Smoke from chimney on bungalow
- Site drainage / flood risk and potential for subsidence
- Concern over removal of or damage to hedgerow along southern boundary of site
- Increased pressure on local services
- No need for housing development on this site
- Noise from new dwelling
- Concern over future extension/alterations to dwelling
- Concern over future extension of existing dwelling also
- Disturbance from construction works

A petition containing 912 signatures has been received stating:

"We the undersigned urge Fareham Borough Council to put an immediate end to 'infill' and 'garden grabbing' developments, particularly in the Locks Heath and Western Wards of the borough, and at this present time the inappropriate and bad example of the proposed development at 114 Locks Heath Park Road."

Consultations

Director of Planning & Environment (Highways) - No highway objection subject to conditions [vehicular access construction, car parking/turning areas to be retained, erection of cycle store]

Director of Planning & Environment (Arborist) - No objection subject to tree protection conditions

Director of Planning & Environment (Ecology) -

I understand that the resubmission is very similar to the previous plans and on this basis the ecological impacts, and my comments, will remain the same. The previous comments (see below) still apply:

The report provides an adequate survey and assessment of the site and the proposals. The potential for reptiles to be present and impacted has been identified and as such further reptile survey works has been carried out. A low population of slow worms has been identified on the proposal site, and the existing reptile habitat will be lost to the proposals.

The report sets out detailed reptile mitigation measures, which include avoiding impacts to animals during the works, and provision of compensatory habitat within the retained garden of the existing property in the developed site (all within the red line). My advice is that in any consent, the following should be made a condition in order to secure both these measures and the proposed biodiversity enhancements.

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

Environment Agency - No objection to the proposed development with respect to flood risk. [Further advice for applicant provided regarding prior written consent being required from the EA for any proposed works or structures, in, under, over or within 8m of designated main river].

Planning Considerations - Key Issues

a) Recent planning history and nature of revised proposal

A previous planning application pertaining to this site was considered by Members at the Planning Committee meeting held on 11th September (ref P/13/0591/FP). The proposal was for the erection of a three bedroom bungalow on land to the rear of 114 Locks Heath Park Road.

Officers had recommended that planning permission should be granted for this proposal subject to the imposition of conditions. After careful consideration, Members refused planning permission for the following reasons:

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and Saved Policy DG4 of the adopted Fareham Borough Local Plan Review and is unacceptable in that:

i) by virtue of the size and position of the proposed dwelling and the size of the resultant plot, the proposal would result in a cramped form of development out of keeping with the character of the area;

ii) by virtue of the size of the garden space proposed to serve the new dwelling and the close proximity to protected trees within and immediately adjacent to the site, the proposal would fail to provide adequate external space to meet the requirements of future occupiers who are likely to consider the trees to be overbearing and result in pressure to carry out works to, or fell these trees which would be harmful to the character and appearance of the area.

The current submission before Members for consideration aims to address the above reasons for refusal. Pages 10 & 11 of the submitted Planning, Design & Access Statement summarise the changes made to the scheme in this resubmission as follows:

- The width of the bungalow has been reduced and also the depth;
- The size of projections have been reduced and also repositioned in order to maximise usable external amenity space;
- As a result the proposed bungalow has also been moved further away from the boundary with the existing adjoining properties to the south;
- The amended site plan now shows the accurate individual spread of existing trees, the reduced footprint of the amended bungalow and the original footprint [of the previously refused scheme] shown as a dashed line. The Arboricultural Impact Assessment (AIA) has been revisited.

Aside from the above revisions to the application, the resubmission is the same as that previously considered by Members. The changes to the scheme now before Members do not materially change or raise any other issues that have not already been found to be acceptable by Members of the Planning Committee. These issues include the design and appearance of the dwelling, the effect on the living conditions of neighbours and the effect on highway safety.

The matters for Members to consider therefore relate primarily to whether the proposal satisfies the concerns which led to the previous refusal of planning permission.

b) Previous reason for refusal i) - cramped form of development out of keeping with the character of the area

Policy CS17 (High Quality Design) of the Core Strategy expects development to "respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials".

Locks Heath Park Road is a residential road with a mixture of mainly detached house types and styles. Backland housing development has occurred over time resulting in tandem housing arrangements similar to that proposed at no. 114. These developments range from single dwellings as at no. 98a, to pairs of houses such as the development to the rear of nos. 70 & 72, to small enclaves of three or more houses such as Capstan Gardens on the opposite side of the road to the development site. More comprehensive development has

taken place on land to the south of the application site when the residential cul-de-sac of Ashwood was built in the 1980s.

The proposed sub-division of the application site would result in two plots which Officers consider would compare favourably to these other developments nearby. The revised application before Members proposes a dwelling with a lesser footprint than before and which remains in keeping with both the type and scale of development in the local area. The proposal is consistent the pattern of infill development and the way other residential gardens have been used to accommodate new housing development in the immediate surrounding area and found to accord with the above criteria set down in Policy CS17.

c) Previous reason for refusal ii) Inadequate external space for future occupants and pressure to carry out works to or fell nearby protected trees

The application is supported by a detailed arboricultural impact assessment which has been revised along with the submitted site plan to more accurately show the true spread of the existing trees on and near to the application site. This is following the concerns of Members both over the effect of the trees on the amenity of future occupiers of the dwelling and likely pressure in the future for the trees to be reduced or felled.

Officers consider that the garden is of a reasonable size to adequately meet the likely needs of future occupants and in the main the enjoyment of this garden area would not be adversely affected by the presence of mature trees along the boundary. Furthermore, the Council's arborist is satisfied that such a relationship between the dwelling and the trees would not likely lead to undue pressure to prune excessively or remove these trees thereby affecting their contribution to the amenity of the local area. Tree and hedgerow protection measures during construction should be made a condition of any consent being granted.

The proposal accords with the criteria relating to future living conditions and the protection of important site characteristics set out in Core Strategy Policy CS17 and Saved Local Plan Review Policy DG4.

d) Conclusion

This application has generated considerable local interest and various issues have been raised. Officers have carefully assessed all relevant matters and believe that the concerns raised by Members in relation to the previous reasons for refusal have been satisfactorily addressed. The proposal accords with the Council's adopted planning policies.

Officers are recommending that a further planning condition should be imposed which removes permitted development rights to construct extensions to the bungalow. This would allow an opportunity for the impact upon the character of the area and/or the relationship with protected trees to be assessed by this Authority before any additions could be undertaken.

Notwithstanding the representations received, Officers consider the proposal acceptable subject to the imposition of conditions.

Recommendation

PERMISSION: material samples; hardsurfacing materials; Code for Sustainable Homes Level 4; boundary treatment; remove Permitted Development rights re roof alterations including enlargement and insertion of windows, roof lights or other openings in north and

south side roof planes; remove Permitted Development rights for extensions to the bungalow; landscaping scheme; landscaping implementation; hedgerow along southern boundary retained during construction and thereafter; in accordance with tree protection measures; tree protection method statement including details of special construction methods; in accordance with approved ecological mitigation and enhancement measures; parking and turning areas; cycle storage; vehicular access widened; visibility splays; driveway widened and resurfaced over initial 7 metres; car port retained for parking purposes; hours of construction; mud on road; no burning on site; provision for construction vehicles and materials.

Notes for Information

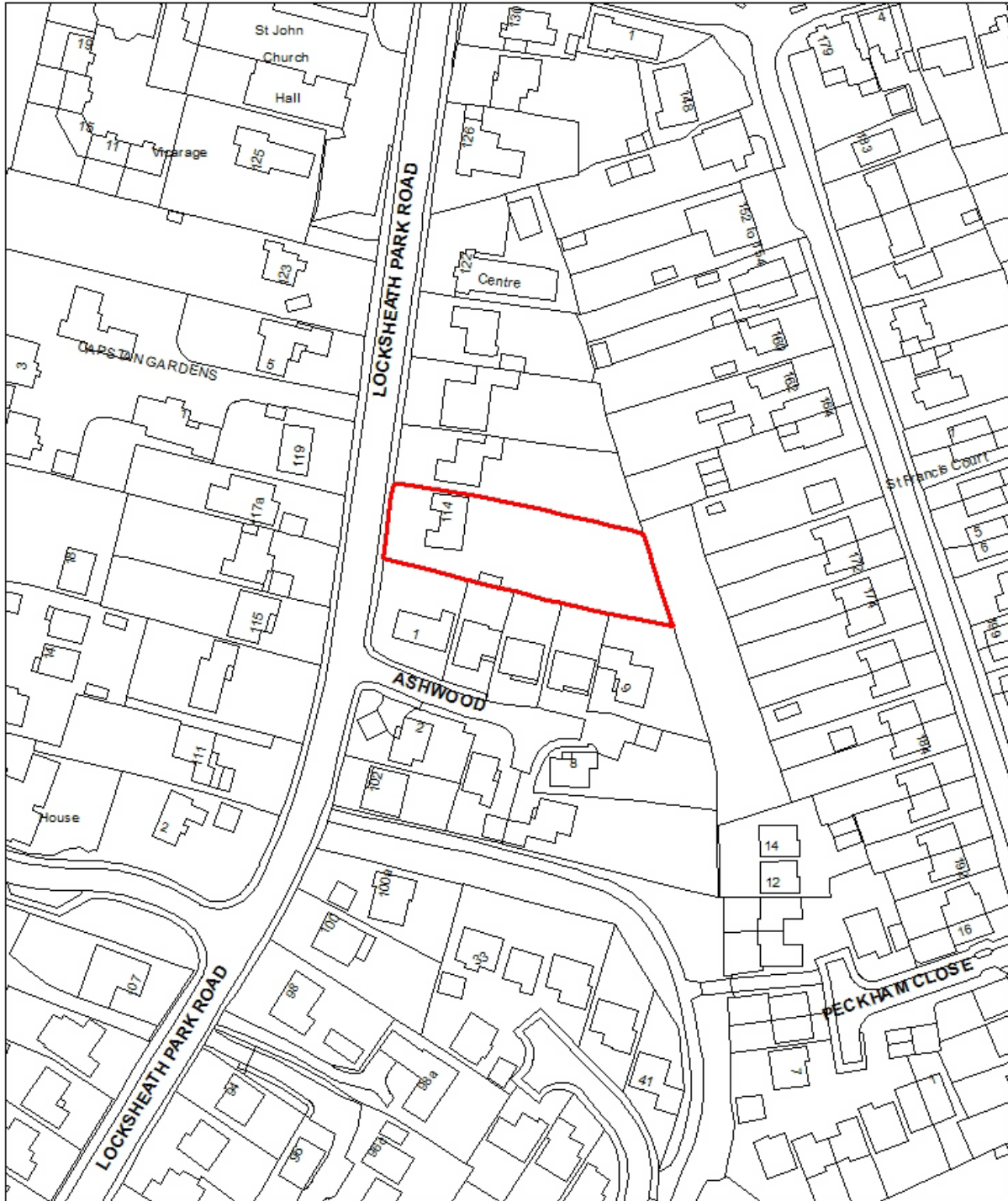
Advice from Environment Agency

Background Papers

P/13/0988/FP

FAREHAM

BOROUGH COUNCIL



114 Locks Heath Park Road
Scale 1:1250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2013

