

P/13/1049/FP

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PORTCHESTER WEST

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ERECTION OF TWO DETACHED FOUR BEDROOM DWELLINGS AT THE REAR OF 34
PORTCHESTER ROAD

34 PORTCHESTER ROAD FAREHAM HAMPSHIRE PO16 8PT

Report By

Graham Pretty (Ext.2526)

Site Description

The property, 34 Portchester Road is a large detached two storey dwelling located on the north side of Portchester Road a short distance to the east of the roundabout junction with Champneys Gardens. The eastern arm of Champneys Gardens extends almost to the boundary of the site. The application site forms the rear part of the garden of No.34 and wraps around No.34 on its west side to allow access to be taken from Champneys Gardens. The land is relatively flat and there is a 2m high garden wall along the northern boundary. The area extends to almost 0.1ha. Outbuildings on the eastern boundary are to be removed.

Description of Proposal

The proposed development is to erect two, detached four bedroomed dwellings across the widest part of the site with detached car port structures to the front. Access is proposed via Champneys Gardens. Although outside of the application site it is proposed that the access should also serve a ne garage to No.34 Portchester Road.

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

Fareham Borough Local Plan Review

C18 - Protected Species

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/13/0678/FP

THE ERECTION OF TWO, DETACHED FOUR BEDROOM

**DWELLINGS AT THE REAR OF 34 PORTCHESTER ROAD,
FAREHAM.**

WITHDRAWN 25/09/2013

Representations

One letter has been received in support of the application for the following reason:

- The proposals are sympathetic and fit with the surrounding properties

Two letters have been received, objecting for the following reasons:

- Increased noise
- Loss of privacy
- Increased pressure on services
- Increased traffic on busy A27
- Proposed dwellings too large for plot
- Insufficient parking will lead on the access road to the site
- Too close to eastern boundary with consequent impact upon the amenities of No.36 Portchester Road

Consultations

Director of Regulatory and Democratic Services (Pollution and Suitability) - No objection.

Director of Planning and Environment (Arboriculture) - No objection subject to tree protection condition.

Director of Planning and Environment (Highways) - This proposal is to erect two detached houses in the rear garden of this property by creating a private drive access from Champneys Gardens to the west of the site. It is also proposed that the existing house will have a new double garage erected on its western side, that will also share access from Champneys Gardens.

The access, parking and turning layout is satisfactory although it will be necessary to provide two secure cycle parking spaces for each dwelling.

The developer will also need to set out, through a condition, how parking, material storage and vehicle turning will be achieved during the construction phase, to ensure the access road and adjacent properties will not be obstructed.

No objection subject to conditions.

Director of Streetscene (Refuse and recycling) - No objection in principle

Director of Planning and Environment (Ecology) - The proposal will impact on a mature garden, existing buildings and various trees - some of which I understand may be mature. Depending on the exact nature of the site and its features, there may be potential for protected species, for example (not necessarily exclusively) reptiles, nesting birds and bats, to be present and impacted by the proposals.

As such I would recommend that information is sought from the applicant (to be provided by a qualified ecologist) prior to further consideration of the application. Initially this should

consist of a walkover survey which will either demonstrate that measures can be put in place to address any ecological issues, or that further survey work is required (in which case the results of these, along with resulting assessment and mitigation measures where necessary, will also be required prior to determination).

Planning Considerations - Key Issues

The following are considered to be the key issues in this case -

- Principle of development
- Impact on the character of the area
- Impact on neighbouring properties
- Highways
- Ecology

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.

The proposal is considered below.

Impact on character of the area

The site is located within an area of mixed character. Although No.34 Portchester Road is a large detached dwelling in a large plot, Champneys Gardens to the west is characterised by blocks of flats and terraced properties, achieved by the previous redevelopment of properties fronting on to Portchester Road.

The character of Portchester Road itself will be maintained through the retention of the existing dwelling, notwithstanding that this would be on a reduced plot. Although Champneys Gardens is developed at a higher density than the current proposal, nonetheless the development will relate more closely to the existing frontage development such that the proposed detached dwellings will generally be in keeping with the existing. A pierced entrance feature will provide a physical and visual foil to the denser development to the west and the new development will be seen in the same context as No.34 which will become more visible through the access.

Materials would be a mix of buff brick at ground floor with render or cladding at first floor under red clay tiles.

Impact on neighbouring properties

A previous application was withdrawn in order to have regard to concerns raised by officers in relation to the position and bulk of the buildings.

The development has been altered in two ways from the earlier withdrawn proposal (1) the proposed dwellings have been drawn further from the rear boundary and (2) the overall height and bulk of the designs have been reduced.

The proposed dwellings have been repositioned to provide greater separation to the rear boundary. The garden depths now meet the minimum rear garden depths normally accepted for new development. Further, the rear gardens to the bungalows fronting The Spinney are relatively deep resulting in building separation distances in excess of 29 metres.

The properties to the west in Champneys Gardens are approximately 16.5 metres from the closest side elevation to the western plot, which is within acceptable parameters. To the east the proposed dwelling would be between 1.4 metres and 1.7 metres from the boundary. The east side elevation of the proposed dwelling is blank as is the front elevation where this faces the boundary with No.36 Portchester Road which doglegs to the west at this point. The owner of No.36 has requested that the proposed dwellings be moved further west and therefore further from their boundary, however, it is not considered that this is essential to achieve a satisfactory relationship with the new development.

With regard to the relationship with No.34 Portchester Road the west and east plots are 10 metres and 11 metres respectively from the new rear boundary of No.34. The only clear glazed first floor window in the eastern plot is screened by the proposed car port between it and the boundary of No.34; the similar window in the western plot is of oriel design so that the outlook is towards the southwest over the proposed access.

It is considered that the arrangements as submitted are acceptable.

The impact of the proposed dwellings is further mitigated by the design of the dwellings. The design incorporates cottage style features in particular low eaves with half dormer windows at first floor. The resultant buildings would have eaves of approximately 4.5 metres and ridge heights of 7 metres. This compares to 5.4 metres and 7.75 metres respectively as previously proposed.

Highways

Access is proposed off of Champneys Gardens. The access, parking and manoeuvring areas are considered to be satisfactory despite being raised as an issue in the reported representations. It will however be necessary to make provision for cycle parking and arrangements for construction traffic.

Ecology

A walkover survey has been undertaken in accordance with the request of the Director of Planning and Environment (Ecology). It is not anticipated that there will be any issues arising, and an update will be provided.

Conclusion

The proposed development is within the urban area and although it comprises garden land it is considered that the proposed development is in keeping with surrounding development and therefore acceptable in principle. The relationship to adjacent properties is acceptable and the design has been carefully considered to minimise external impact. There are no other material considerations raised that would justify refusal of permission.

Recommendation

Subject to the further comments of the Director of Planning and Environment (Ecology) and any conditions subsequently recommended.

PERMISSION: Details of materials; vehicular access construction; parking provision; no

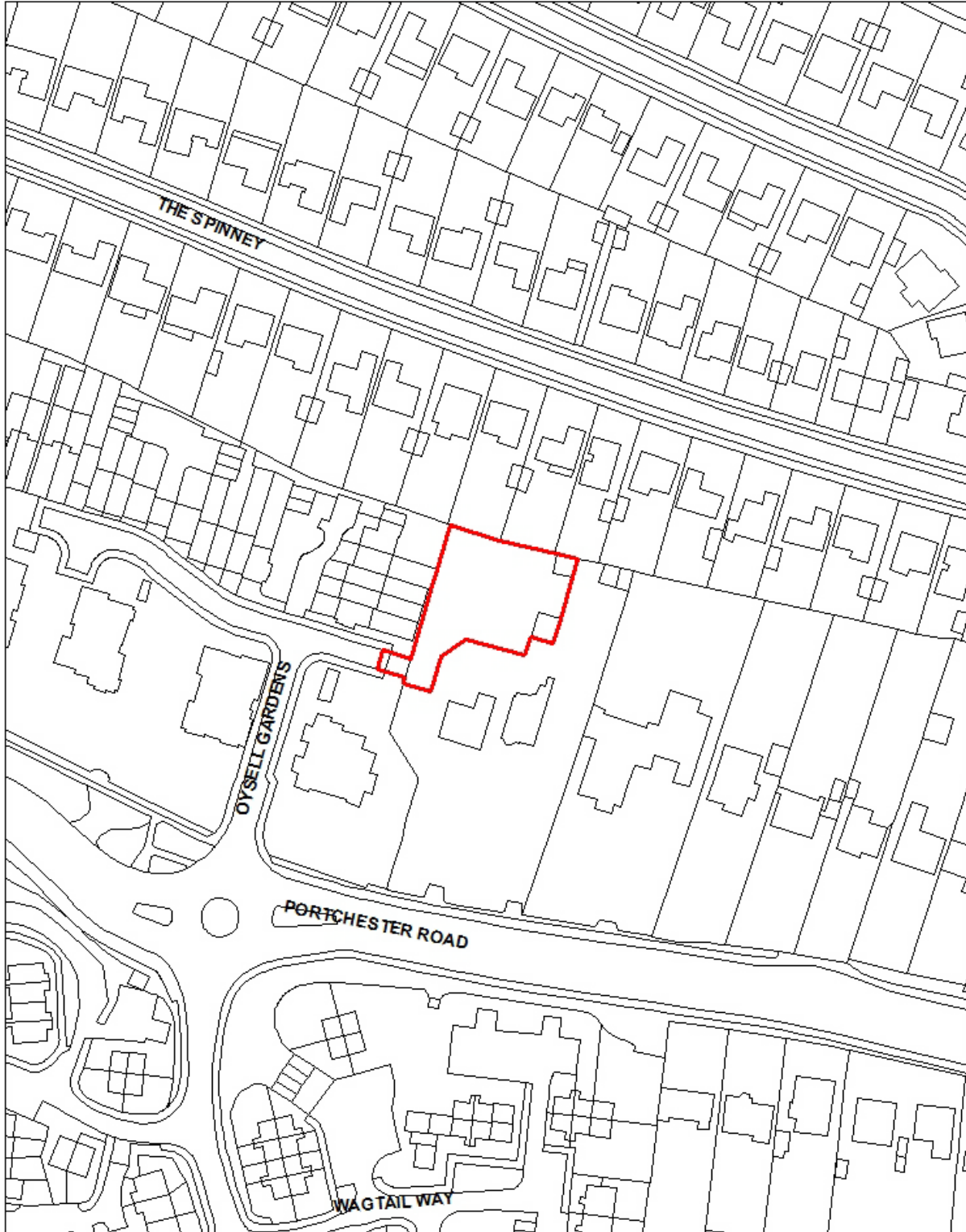
mud on road; construction vehicles; no burning; hours of work; remove PD rights for windows; landscape details; landscape implementation; tree protection method statement; hardsurfacing; provision of boundary treatment.

Background Papers

P/13/1049/FP; P/13/0678/FP

FAREHAM

BOROUGH COUNCIL



34 Portchester Road
Scale 1:1,1250



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