

P/13/1031/FP

MR D. HORTON

WARSASH

AGENT: ROBERT TUTTON
TOWN PLANNING CO

PROPOSED REDEVELOPMENT BY ERECTION OF A FOUR-BEDROOMED REPLACEMENT DWELLING AND A PAIR OF DETACHED TWO-BEDROOMED CHALET-BUNGALOWS, FOLLOWING DEMOLITION OF THE EXISTING BUNGALOW, GARAGE AND OUTBUILDING.

12 GREENAWAY LANE WARSASH SOUTHAMPTON HAMPSHIRE SO31 9HS

Report By

Richard Wright x2356

Site Description

The application site comprises the residential curtilage of 12 Greenaway Lane, Warsash and is located within the designated urban settlement area.

The bungalow currently in situ is set back from Greenaway Lane by approximately 16 - 18 metres. Vehicular access into the site is provided directly off the road with a large hardsurfaced area forming parking and turning space in front of the house and a driveway down its western side leading to a detached double garage to the rear of the site. A well maintained garden lies to the rear of the house mainly laid to lawn with border planting. A shed and a greenhouse are in the garden.

The surrounding area has a suburban, residential character with a varied architectural style. That said, the dwellings in the vicinity of the site are typically detached and are a mixture of one and two-storeys in scale.

Description of Proposal

Permission is sought for the redevelopment of the site comprising of the demolition of the existing bungalow, garage and outbuildings, and the erection of a four-bedroom two-storey house (Plot 1) occupying the same approximate footprint as the existing bungalow and two chalet-style bungalows to the rear of the house (Plots 2 & 3) each with two bedrooms. A residential density of 23 dwellings per hectare would be achieved.

Vehicular access to all three dwellings would be provided via the existing arrangement off Greenaway Lane. Plot 1 would be served by three car parking spaces and plots 2 and 3 would each be served by two car parking spaces. A driveway would be provided down the western side of the site to the two chalet bungalows at the rear, broadly in the position of the existing driveway. A refuse collection point is proposed adjacent to Greenaway Lane at the entrance to the site.

The dwellings would be traditional in appearance with hipped roofs, brick elevations and articulated by bay windows, porches and dormer windows.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

C18 - Protected Species

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

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

Eleven letters have been received in objection to the planning application on the following grounds:

- Out of keeping with neighbourhood
- Density of development too high
- Cramped over-development
- Overlooking leading to loss of privacy
- Loss of light
- Loss of trees on site
- Increased vehicle movements to and from site
- Parking/access problems on Greenaway Lane caused by visitors to new houses
- Parking problems / noise / loss of privacy during construction
- Adverse effect on wildlife
- Great Crested Newt colony in nearby garden

Consultations

Director of Planning & Environment (Highways) -

The principle of access is acceptable provided the applicants have control over the southernmost part of the western boundary hedge, in order that adequate visibility of 2.4m by 33m can be provided by hedge clearance. The access will also need to be surfaced in a bound material for the initial 5m.

No highways objection would be raised [subject to conditions: car parking, cycle storage; visibility splays; vehicular access; and informative concerning contacting HCC]

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

Director of Regulatory & Democratic Services (Contaminated Land) - This application could be approved without any conditions relating to land contamination.

Director of Planning & Environment (Arboriculture) - No objections subject to tree protection method statement condition.

Director of Planning & Environment (Ecology) -

Having investigated the issue of whether there are records of great crested newt from a nearby garden, and having assessed the submitted Phase 1 and 2 Ecological Surveys report (Ecosupport, October 2013) I would make the following comments.

The report provides an adequate survey and assessment of the site. The site has been found to be overall of low ecological value, however a pond is present. This was assessed for its suitability to support great crested newt and was found to be of below average suitability. There are no great crested newt records from this area, though it appears that amphibians including smooth newt are using a garden pond near to the site. As such I do not consider there to be a reasonable likelihood of great crested newts being present and impacted by the proposals. The buildings were deemed to have low potential to support bats and therefore were surveyed accordingly. No evidence of use by bats was recorded.

I understand the pond is to be lost to the proposals. As this is a valuable feature of the site and is known to support widespread amphibians, I would recommend that either the retention of the pond (or its replacement with a compensatory pond elsewhere on the developed site) should be secured as part of the proposals.

Planning Considerations - Key Issues

i) Principle of development and effect on character of surrounding area

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place a priority on reusing previously developed land within the defined urban settlement boundaries to achieve the Borough's housing target of 3,729 dwellings by the year 2026. The National Planning Policy Framework (NPPF) excludes private residential gardens from being defined as previously developed land but sets out that there should be a presumption in favour of sustainable development. The eastern section of Greenaway Lane, in which the application site is located, lies within the urban settlement area as designated in the development plan proposals map.

This application therefore falls to be considered on its individual merits taking into account the relevant policies of the development plan and any other material considerations. Policy CS17 (High Quality Design) of the Core Strategy is particularly relevant in that it 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". The use of the garden for development needs to be carefully balanced in terms of the contribution of the garden to the character of the area and the provision of housing within the urban settlement.

On either side of the road are mostly detached dwellinghouses set within reasonable sized plots, although the application property is located within a more generous plot than is typical of the area. To the immediate north of the site, housing development at a higher density can be found. This includes two properties accessed from Greenaway Lane (nos. 22 & 24) and also the residential development comprising Willow Herb Close, Yarrow Way and Cowslip Close. The proposed scheme relates positively to this character of the surrounding area in that the two chalet bungalows to the rear would follow the density of development within the adjacent Cowslip Close whilst the replacement dwelling would be entirely in keeping with the scale and form of housing and the visual appearance of the streetscene of Greenaway Lane. The relationship of the three dwellings to one another and the boundaries of the site reflect the separation of dwellings typical in the area. There would be sufficient space about

the dwellings, in the form of private gardens and soft landscaping, to ensure that the site does not appear over-developed when viewed in its context. The proposal accords with the above related criteria set out in Core Strategy Policy CS17.

ii) Effect on living conditions of neighbours

The erection of additional dwellings and first floor accommodation on the site raises the potential for overlooking of adjacent properties harmful to the privacy of neighbours. The proposed development has been designed to ensure that sufficient distance would exist between first floor windows in the rear of all three dwellings and the rear boundaries of those properties in order to prevent any adverse effect. Upper floor windows in side elevations are either to be obscure glazed and fixed shut or high level where they are proposed less than 11 metres from the boundary.

The arrangement of the dwellings within the site and the proposed scale and bulk of those dwellings is such that there would be no material harm to the living conditions of neighbours through loss of light or outlook. The replacement dwelling would occupy a broadly similar footprint to that of the bungalow being demolished. Whilst the scale of the replacement dwelling would be greater than that of the existing bungalow, the effect on the adjacent dwelling at 10 Greenaway Lane and the ancillary annexe at that same property would not be significant.

Conditions can be imposed to limit the hours of construction and to secure a construction management plan to minimise disturbance to existing residents during the construction process.

iii) Parking provision and highway safety matters

The existing access to the site is proposed to be altered to serve the three dwellings by being re-sited, widened and visibility improved in both directions. The Director of Planning & Development (Highways) has raised no objections to the proposal on highway safety grounds. The parking provision for each of the dwellings is considered satisfactory in terms of the access to it and the number of spaces being provided in accordance with the Council's adopted Residential Car & Cycle Parking Standards SPD.

iv) Trees and Ecology

There are no protected trees on the application site but the proposal shows the retention of the hedging to the site boundaries and some existing trees and planting to the north of the site. As such the Council's Arboriculture Team have raised no objection to the proposal. Conditions can be imposed to safeguard the retained trees during the construction process and to secure a suitable landscape scheme with replacement trees for those to be removed.

As set out above, the site has low ecological value and conditions can be used to mitigate the impact of the proposal on local biodiversity. The recreational impact that additional dwellings could have on nearby internationally designated ecological sites can be mitigated by a financial contributions secured by a section 106 legal agreement. The application is, therefore, considered to be acceptable in this respect.

v) Summary

The proposal accords with the relevant policies contained within the adopted Fareham Borough Core Strategy and those saved policies of the Fareham Borough Local Plan Review.

Recommendation

Subject to the applicant/owner entering into a planning obligation under Section 106 of the Town & Country Planning Act 1990 to secure a financial contribution towards strategic mitigation measures to offset the harm to nationally and internationally designated nature conservation sites by 23rd April 2014:

PERMISSION: material samples; hardsurfacing materials; obscure glazing to FF windows in SE elevations of Plots 1, 2 & 3; high level window in NW elevation of Plots 2 & 3; landscaping scheme; landscaping scheme implementation; Code for Sustainable Homes Level 4; boundary treatment; remove Permitted Development rights for outbuildings and rear extensions to all plots and front extensions to Plots 2 & 3; bin collection point; car parking & cycle storage provided and maintained; visibility splays; vehicular access improvements; tree protection method statement; details of compensatory pond provision; in accordance with measures in evaluation and recommendation sections of approved Phase I & Phase II ecological surveys; hours of construction; measures to deal with mud/spoil on highway; parking and turning provision for operatives vehicles/storage of materials, plant and associated facilities during construction; no burning on site;

OR

In the event the applicant/owner fails to complete a planning obligation under Section 106 of the Town & Country Planning Act 1990 to the satisfaction of the Solicitor to the Council by 23rd April 2014:

REFUSE: significant harm to nationally and internationally designated nature conservation sites by virtue of additional recreational pressure.

Notes for Information

Contact Hampshire Highways prior to commencement of development

Background Papers

P/13/1031/FP

FAREHAM

BOROUGH COUNCIL



12 Greenaway Lane
Scale 1:1250



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