

P/13/1096/FP

MR MICHAEL ORSULIK

TITCHFIELD COMMON

AGENT: ROBERT TUTTON
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DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT
DETACHED DWELLING

65 LOCKS HEATH PARK ROAD LOCKS HEATH SO31 6NA

Report By

Richard Wright x2356

Site Description

The application site is located on the northwest side of Locks Heath Park Road, just to the north of the junction with Huxley Close, which is on the opposite side of the road. The existing property consists of a bungalow with vehicular access along the northeast boundary of a 23 metre frontage plot. Towards the rear of the site, the plot widens to 35 metres to encompass the rear boundary of No.67.

The frontage of the plot is bounded by mature trees which screen the front elevation of the bungalow at right angles to the road. However, the plot is more open to view when approached from the southwest.

The existing bungalow sits comfortably within the overall character of the locality which, despite a number of chalet style dwellings, is predominantly single storey in built form.

Description of Proposal

Permission is sought for the demolition of the existing bungalow and the erection of a replacement detached dwelling. The new dwelling would be two storey in scale and would provide living accommodation formed of a sitting room, study, utility, cloakroom and dining/kitchen room at ground floor level, and three bedrooms, a lounge, a bathroom and two further ensuite bathrooms at first floor level over the same footprint. The dwelling would have a relatively traditional, suburban appearance with a hipped roof and two-storey height frontage bays. The elevations would be finished using a light render and a red/brown facing brick.

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

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS20 - Infrastructure and Development Contributions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/11/0842/FP - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT DETACHED DWELLING - REFUSE - 20/12/2011
APPEAL DISMISSED

Representations

Three letters of support have been received from 62B and 63 Locks Heath Road and from 39 Hazel Road.

A further response has been received from 67 Locks Heath Road stating no objection to the proposal.

Consultations

Director of Planning & Environment (Highways) - No highway objection subject to 2m by 50m visibility splay.

Director of Planning & Environment (Arboriculture) - No objections

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.

Planning Considerations - Key Issues

i) Site history

In December 2011, planning permission was refused under Officer delegated powers for a replacement dwelling at this site due to the perceived harmful bulk and massing of the new house and the adverse impact on the neighbours living to the north-east at 67 Locks Heath Park Road (planning reference P/11/0842/FP).

In dismissing the appeal which followed, the planning inspector agreed with the Council's view in terms of the impact on residential amenity, making the following comments:

"The proposed house would lie to the south of no. 67 and, due to its size and proximity, would inevitably result in the loss of light to the garden of no. 67. The proposed dwelling would extend the full length of the garden to No. 67 and I consider that again, due to its size and proximity, it would appear unduly overbearing and have an unacceptable visual impact when viewed from the garden of that property".

He also considered overlooking from first floor windows in the side elevation to be harmful to the neighbour's privacy.

The issue of the two storey scale of the development was not found by the Insepctor to be detrimental to the character of the area, however the harm to the living conditions of the

occupiers of no. 67 was enough, in his view, to conclude that the appeal should be dismissed.

ii) Resubmitted proposal and previous reasons for refusal

The current submission proposes a two storey dwelling, similar in scale and appearance to that previously considered by both the local planning authority and planning inspectorate albeit with changes to the footprint, height, design and layout. The proposed dwelling is shorter than the previous proposal, with its rear half stepping away from the north-eastern boundary to provide approximately 6.5 metres separation between the building and the the party boundary with the garden of no. 67. The dwelling is set further forward in the plot by around 1.5 metres and further towards the south-western boundary with no. 63. The overall height of the house, at approximately 7.65 metres to the highest point of the roof, is around 300mm lower than the previous scheme which would have stood at approximately 7.95 metres high.

Officers have carefully assessed these changes in comparison to the previously refused scheme. A site visit was carried out, including to the adjacent property, to undertake an assessment of the likely impact when viewed from the garden area of no. 67. Whilst a reduction in the overall depth of the dwelling has been shown in the submitted drawings, the north-western flank of the house would still extend the full length of the adjacent garden at no. 67. Similarly, although the rear half of the dwelling has been set in further from the boundary to move it away from the neighbouring garden, the two storey scale and bulk of that elevation would have an overbearing and unacceptable visual impact which would create an undue sense of enclosure and detract from the enjoyment of that garden area. This is particularly due to the modest, single-storey nature of the neighbouring property. For these reasons Officers are of the view that the proposal would have an unacceptable adverse impact on the outlook from and light available to the garden to the detriment of the living conditions of the occupants of no. 67.

In reaching his decision on the previous submission the appeal inspector acknowledged that the occupiers of no. 67 had indicated that they supported the proposal. However he remained of the view that the harm identified would continue long after they ceased to occupy the property and that the proposal conflicted with Core Strategy Policy CS17.

On the other issue leading to the dismissal of the appeal, the revised proposal includes only obscure glazed first floor windows in the north-eastern elevation of the house meaning there would be no opportunity to overlook the garden of no. 67.

iii) Other issues

The revised submission raises no new material issues which have not already been considered in the previous submission but found to be acceptable and there has been no significant change in planning policy or the context of the site since the previous decisions already mentioned above were made.

The principle of a replacement dwelling within the urban area is considered acceptable and is in accordance with local and national policy. The proposed design and appearance of the dwelling is very similar to that of the previous scheme which the appeal inspector found would not have had a detrimental impact on the character and appearance of the area and would accord with Core Strategy Policy CS17.

There would be no adverse implications in terms of highway safety as a result of the development. Had the proposal been found to be acceptable in all other regards a planning condition could have been imposed to ensure adequate visibility splays were provided at the entrance to the site from the highway.

Recommendation

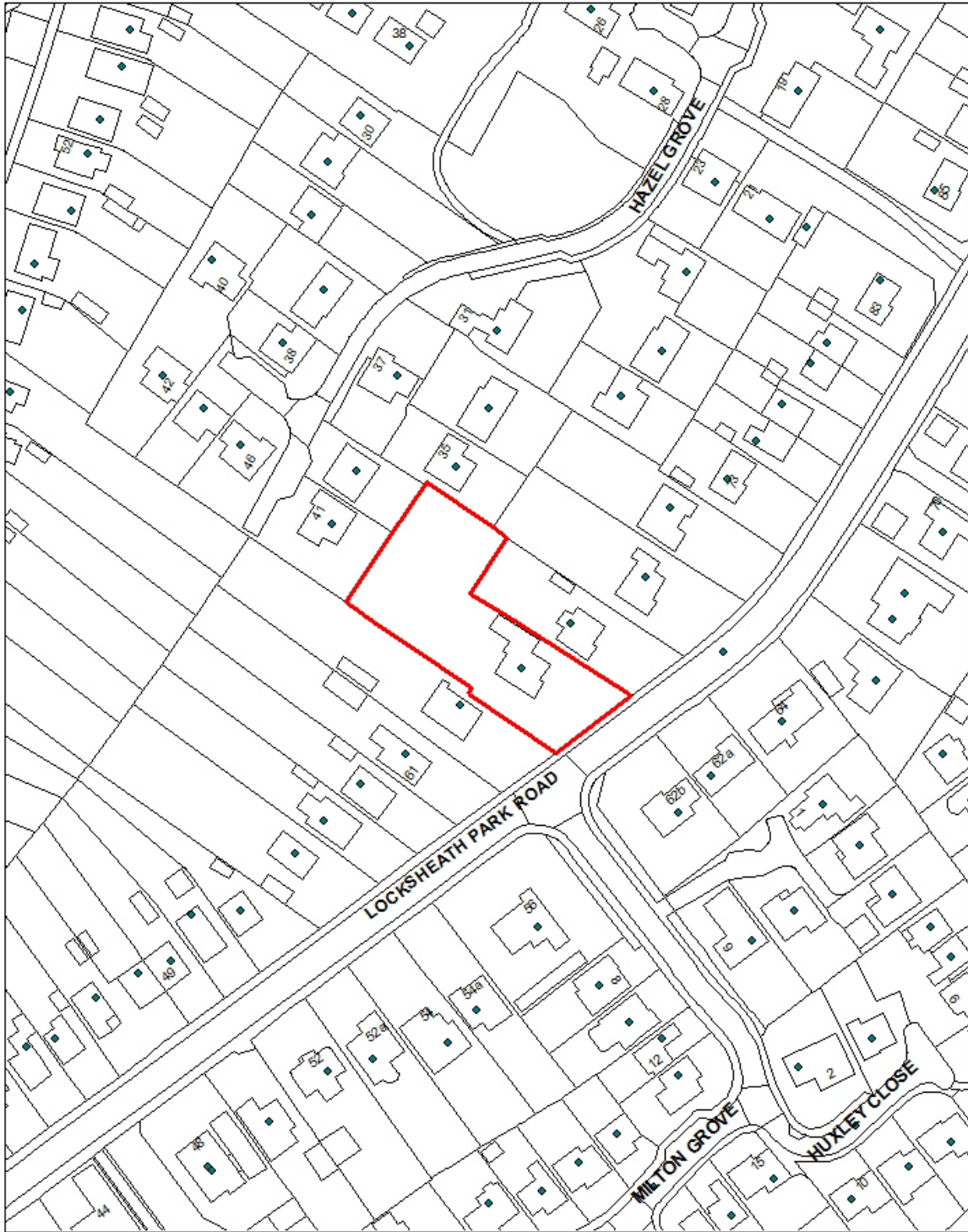
REFUSE: harmful to living conditions of occupants of no. 67; contrary to Policy CS17 of adopted Fareham Borough Core Strategy.

Background Papers

P/13/1096/FP

FAREHAM

BOROUGH COUNCIL



65 Locks Heath Park Road
Scale 1:1250



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