

**P/13/1080/FP**

**HILL HEAD**

MR PETER BARBER

AGENT: MTA ARCHITECTS LTD

ERECTION OF TWO DETACHED FOUR BEDROOMED DWELLINGS FOLLOWING  
DEMOLITION OF EXISTING CLASSROOM AND GARAGE BUILDINGS

CROFTON LANE - 49 - 51 FAREHAM HAMPSHIRE PO14 3LW

***Report By***

Richard Wright x2356

***Site Description***

The application site comprises land within the urban area including a driveway entrance between the frontage properties no. 49 & 53 Crofton Lane, the curtilage of no. 51 Crofton Lane behind those properties which the driveway leads to, and the land to the south of that dwelling and to the rear of no. 49 where two new houses are proposed.

The building at 49 Crofton Lane is grade II listed and currently in use as a children's nursery (Maple Cottage Nursery). A detached garage lies to its northern side adjacent to the driveway. The chalet style dwelling at 51 Crofton Lane was granted planning permission in 1992. To the front of the dwelling lies a single storey classroom building forming Hill Head Preparatory School. To the south of the curtilage of no. 51 lies an enclosed tennis court separated from the rear garden of the listed nursery building by a tall mature hedgerow. A lawned area shown on the submitted drawings to be approximately 1,200 m<sup>2</sup> lies in the south-western corner of the site. Mature trees line the southern and western boundaries of this piece of land which is currently used as amenity space in association with the preparatory school.

***Description of Proposal***

Permission is sought for the erection of two detached four bedroom dwellings on the section of land to the south of no. 51 Crofton Lane and to the immediate west of the tennis courts.

The dwellings would contain living accommodation across two storeys and would be constructed of traditional facing brick materials, weatherboarding and plain clay tiled roofs with reduced eave heights. Private rear garden areas would be provided whilst to the front of each dwelling would be space for the parking of multiple vehicles accessed via a gravel driveway leading off the existing access arrangements. The existing classroom building would be demolished to provide through access and a turning area. The existing access onto and from Crofton Lane would be improved with enhanced visibility splays in either direction and widening and resurfacing of the first 10 metres of the driveway. The garage to the north of the nursery cottage would be demolished.

***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

C18 - Protected Species  
CS16 - Natural Resources and Renewable Energy  
CS17 - High Quality Design  
CS20 - Infrastructure and Development Contributions

### **Approved SPG/SPD**

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

### **Development Sites and Policies**

DPS1 - Sustainable Development  
DSP2 - Design  
DSP3 - Environmental Impact  
DSP4 - Impact on Living Conditions  
DSP6 - Protecting and Enhancing the Historic Environment  
DSP15 - Recreational Disturbance on the Solent Special Protection Areas

### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics  
C18 - Protected Species

### ***Relevant Planning History***

The following planning history is relevant:

**P/13/1081/LB**      **DEMOLITION OF EXISTING CLASSROOM AND GARAGE BUILDING  
WITHIN CURTILAGE OF EXISTING BUILDING**

**P/11/0877/FP**      **PROVISION OF NEW VEHICULAR ACCESS AND HARDSURFACED  
DRIVEWAY AND TURNING AREA, ERECTION OF DWARF BRICK  
WALL, TIMBER POST AND RAIL FENCE AND TIMBER GATES AND  
ERECTION OF DETACHED GARAGE**  
APPROVE                      13/02/2012

**P/00/0230/CU**      **Change of Use of Residential Property to Nursery/Classroom**  
NON DETERMINE      15/11/2000

**P/92/0843/FP**      **ERECTION OF DETACHED HOUSE WITH ACCESS DRIVEWAY**  
PERMISSION                      01/10/1992

### ***Representations***

Three letters have been received from the occupants of two adjacent properties in objection to the planning application on the following grounds:

- Development too high and too close to adjacent properties
- Overbearing and dominant visual impact
- Overlooking leading to loss of privacy
- Height of boundary fence should be increased
- Over-development of site
- Gardens too small

- Noise pollution
- Loss of mature trees

### ***Consultations***

Director of Planning & Environment (Highways) - On the understanding that traffic activity with the site will significantly reduce as a result of its change of use, no highway objection is raised to the application.

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 (Ecology) - Overall the site is generally of low ecological value, with no potential for protected species to be present and impacted with the main exception of nesting birds. The buildings to be lost to the proposals have been deemed to have negligible bat potential.

Director of Planning & Environment (Conservation) - No objection.

### ***Planning Considerations - Key Issues***

#### **i) Application context**

This application proposes the erection of two detached dwellinghouses on land currently used ancillary to the site's use as a preparatory school. The submitted supporting statement explains that the applicant and his family live in the dwelling at 51 Crofton Lane. The applicant Mr Barber is due to retire in July 2014 at the end of this current academic year and both the preparatory school and associated nursery are to close.

Planning permission was granted in February 2012 for the creation of a new vehicular access, hardsurfaced driveway and deached garage within the southern part of the curtilage of 49 Crofton Lane (ref P/11/0877/FP). A new brick wall, timber fence and gates were also approved as part of that development.

#### **ii) Principle of development and effect on scale, layout 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 part of the site on which the two houses are proposed is not considered to be previously developed land although it is located within the urban area. The principle of the development therefore turns chiefly on its effect on the character of development in the surrounding area, with Core Strategy Policy CS17 (High Quality Design) being highly pertinent, and all the time against the backdrop of the the presumption in favour of sustainable development set out in the National Planning Policy Framework (NPPF).

Policy CS17 (High Quality Design) of the Core Strategy is 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 site was formerly part of a designated Area of Special Residential Character (ASRC) however Policy H3 of the Fareham Borough Local Plan Review has now been superseded and no longer forms part of the suite of policies forming the Borough's development plan. The surrounding area contains some large detached properties in generous sized plots, however there are also examples of residential infill development to the rear of frontage properties in recent times including for example the dwelling at 51 Crofton Lane itself. To the immediate west of the site lie two detached dwellings 28A & 28B Cottes Way set behind frontage properties in that road. The principle therefore of backland infill development of the type and density hereby proposed is considered acceptable in that it would be a positive reflection of the surrounding scale, form and spaciousness of development.

### iii) Design, appearance and effect on living conditions of neighbours

Officers consider the design and appearance of the proposed dwellings to be of an appropriately high quality in accordance with Core Strategy Policy CS17. The dwellings are to be two storey in scale with certain sections of the roofs sporting lower eaves adding visual interest and helping to break up the bulk and massing of the elevations. The use of traditional materials is considered appropriate given the relative proximity of the listed cottage fronting Crofton Lane however the details of these materials should be reserved by condition to ensure a sufficiently high aesthetic standard.

The layout of the properties within the site is such that each dwelling would benefit from ample external amenity space to meet the needs of the future occupants. The space to the front of each dwelling is adequate in terms of parking provision with some limited space remaining for a planting scheme to be carried out.

Concerns have been raised by neighbours living to the west of the site at 28A & 28B Cottes Way in particular in regards to the potential for overlooking from the new dwellings to affect the privacy they currently enjoy. The facing elevations of those two neighbouring properties are in very close proximity to, around 1.5 metres from, the site's western boundary. In light of that closeness those properties were designed to ensure there would be no overlooking of the application site. For example, the house at 28A has a single obscure glazed first floor window in the eastern elevation and window to a utility room at ground floor level. First floor windows in the proposed new dwellings would be at least 15 metres away from the eastern facing elevations of those properties and a similar distance from the rear garden areas, into which only oblique views would be possible. Mature trees lining the southern and western boundaries of the site have recent been reduced in size and coverage and now offer little by way of screening the development from view. Notwithstanding, even without the screening potential of the trees the distance and nature of views from first floor windows in the new dwellings is such that there would be no harmful effect on the privacy of neighbours living nearby as a result of this development.

### iii) Other material considerations

The proposed improvements to the existing entrance to the site from Crofton Lane are considered satisfactory by Officers to ensure safe and convenient access to the new dwellings. The improved visibility splays should be the subject of a planning condition to ensure the areas shown on the approved drawings indicating the sight lines available to drivers exiting the site remain clear of obstructions above 600mm.

The Director of Planning & Environment (Ecology) has commented favourably on the findings of the submitted Phase I Ecological Assessment suggesting the mitigation measures set out within that study would make the application acceptable in ecological terms. The issue of the likely significant effect of wider recreational disturbance to nationally and internationally designated sites nearby could be offset by the applicant making a financial contribution towards strategic mitigation measures.

#### iv) Conclusion

The proposal accords with the relevant policies of the development plan. Subject to the applicant entering into a legal agreement to secure the necessary contribution towards strategic ecological mitigation measures, Officers recommended that Members grant conditional planning permission for this development.

#### ***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 May 2014:

PERMISSION: material samples; hardsurfacing materials; high level FF roof lights in N elevation of Plot 1; obscure glazing and fixed shut up to 1.7m above internal finished floor level FF windows & rooflights in S elevation of Plot 2; remove PD rights for FF openings in E elevation of Plot 2 (master bedroom); roof alterations and additions to Plots 1 & 2; landscaping scheme; landscaping scheme implementation; Code for Sustainable Homes Level 4; boundary treatment; design of waste/recycling collection area; details of cycle parking provision; car parking provision for three cars per dwelling provided and retained; turning space provided and retained; visibility splays; vehicular access improvements; tree protection method statement; in accordance with approved ecological mitigation measures; 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 May 2014:

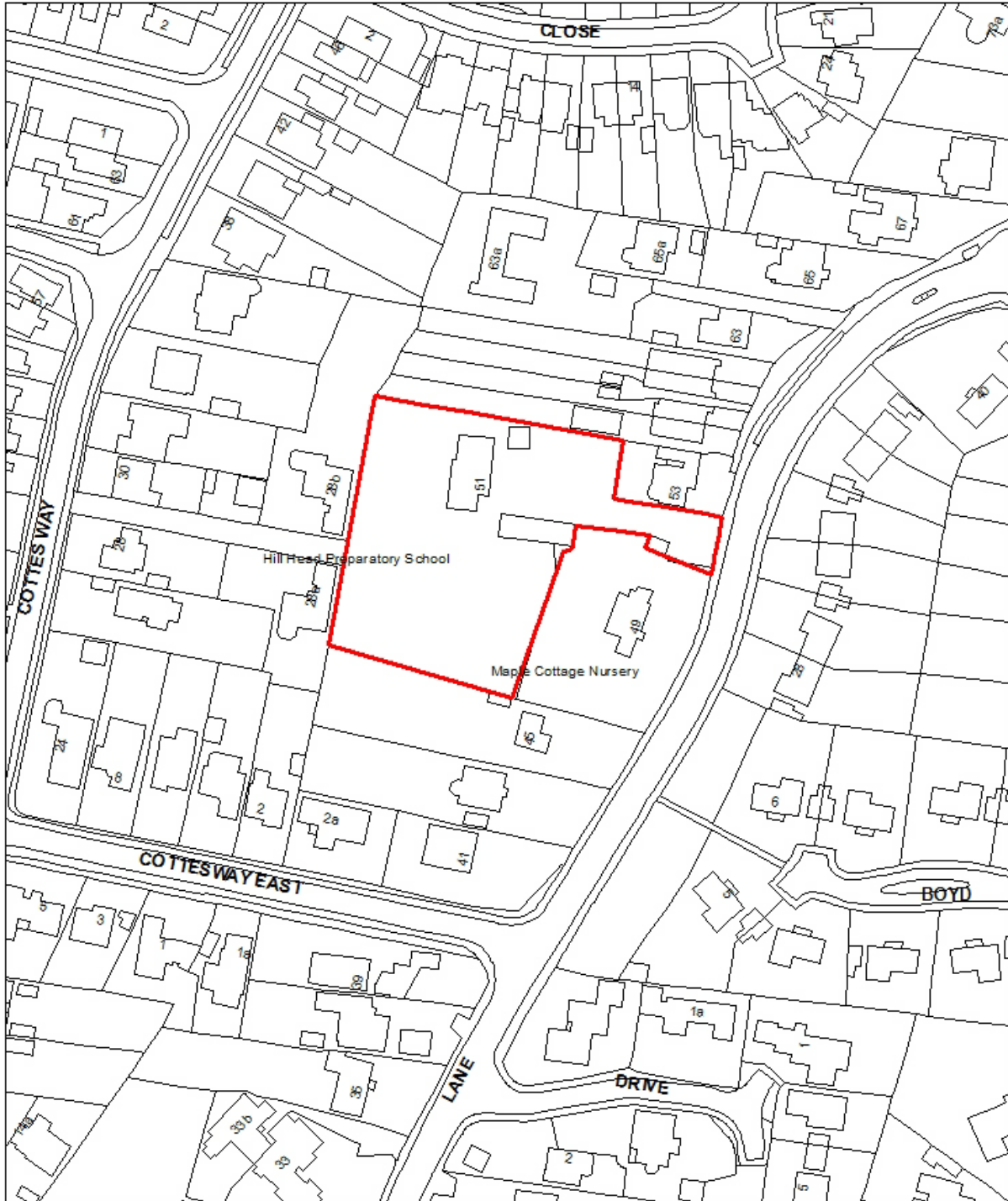
REFUSE: significant harm to nationally and internationally designated nature conservation sites by virtue of additional recreational pressure.

#### ***Background Papers***

P/13/1080/FP

# FAREHAM

## BOROUGH COUNCIL



49-51 Crofton Lane  
Scale 1:1250

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