

P/14/0059/RM

MR K HOARE

FAREHAM NORTH

AGENT: ROBERT TUTTON
TOWN PLANNING CONS LTD

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO 4-BED DWELLINGS (RESERVED MATTERS APPLICATION FOR APPROVAL OF APPEARANCE, LANDSCAPE & SCALE FOLLOWING OUTLINE APPROVAL P/13/0161/OA)

138 FUNTLEY ROAD FAREHAM PO15 6DL

Report By

Mark Wyatt - x2412

Amendments

- Landscape drawings were submitted for consideration on 6th March 2014
- Amended site plan layout drawing submitted for consideration on 25th March 2014.

Introduction

This application is presented to the Planning Committee in accordance with the Council's Scheme of Delegation.

Site Description

138 Funtley Road is located on the north side of the lane due west of the railway line. The site is served from a service road which also serves the neighbouring dwellings 130 - 136 Funtley Road. The site accommodates an existing bungalow set centrally within the plot with generous rear and front gardens. To the rear of the dwelling, along the western boundary are a number of existing outbuildings consisting of a flat roof garage, store and green house. Beyond the north eastern boundary is the railway embankment and railway line. Two storey properties sit either side of the site to the east and west.

Description of Proposal

This application seeks the approval of the Reserved Matters of 'Appearance', 'Landscaping' and 'Scale' for the erection of two, detached, four bedroom dwellings following the demolition of the existing bungalow.

This Reserved Matter submission follows the granting of an Outline Planning Permission, reference P/13/0161/OA, which specifically dealt with the principle of additional housing development in the countryside plus the matters of 'Access' and 'Layout'

Policies

The following policies apply to this application:
The National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Approved Fareham Borough Core Strategy

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS6 - The Development Strategy

Fareham Borough Local Plan Review

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

Development Sites and Policies

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP7 - New Residential Development Outside of the Defined Urban Settlement Boundaries

Fareham Borough Local Plan Review

DG4 - Site Characteristics

H14 - Frontage Infill in the Countryside

Relevant Planning History

The following planning history is relevant:

<u>P/13/0947/OA</u>	PROPOSED THREE-BEDROOMED BUNGALOW TO REPLACE EXISTING (OUTLINE APPLICATION FOR ACCESS AND LAYOUT). APPROVE 24/12/2013
<u>P/13/0161/OA</u>	DEMOLISH THE EXISTING DWELLING AND ERECTION OF TWO FOUR-BEDROOMED HOUSES (OUTLINE) APPROVE 26/04/2013
<u>P/14/0060/RM</u>	PROPOSED 3-BEDROOMED BUNGLOW TO REPLACE EXISTING (RESERVED MATTERS APPLICATION FOR APPEARANCE, LANDSCAPING AND SCALE FOLLOWING OUTLINE APPROVAL P/13/0947/OA)

Representations

One Letter of Objection from 53 Stag Way

* We have never had any problems with flooding in the 7 years we have lived here. Concern that with three dwellings rather than the one, with 'mass-filled' footings would force rainwater towards our garden as we are at a much lower level.

* The site had two large ponds which have recently been filled in. These used to take up rainwater. I would like assurances that adequate drainage and soakaways will be employed by the developer and a suitable landscape scheme enforced.

* The locations of soakaways are not shown on the plans

* There is a service strip between number 51, 53 and 59 Stag Way and 138 Funtley Road marked by a chainlink fence and concrete posts. This strip is owned by our developers and shown on our property plans. This must be maintained for us to get access to our fence.

* We note that the developers drawings do not take this into account and in places the plans breach this strip such as the proposed shed. I would like assurance that the service strip will not be breached.

* The double car port is proposed next to a single car port where my garden adjoins the site. I am concerned that there will be a problem of nuisance, noise and fumes. Would it not be more aesthetically pleasing to position the bungalows car port on the other boundary? This would stop it looking like a garage block.

* There is no allocation for visitor parking and any overspill would likely impinge on our road which is already has limited parking.

One letter from the Applicant's Agent in response to the the third party letter:

* Close inspection confirms that the red lines shown on the submitted Site Plans represent the actual surveyed boundaries of the holding (rather than the boundaries of the Land Registry entry). The submitted/approved Location Plans do however accurately reflect the extent of our client's ownership and no third parties are required to be notified of either submission.

* It is not a material planning matter but we would advise that paragraph 1 of the Land Registry entry for No.53 Stag Way records that 'A strip of land 0.1524 metres wide on the inside of the South Eastern boundary is excluded from the title.' ie that strip is not within the applicant's ownership, as indicated in a red line on the submitted/approved Location Plans.

* In light of the concern expressed by the occupants of No.53 Stag Way, however, the cycle shed proposed in the rear garden of Plot 1 has been repositioned to the southeast, to align with the Car Port. Revised Site Plans are enclosed to that effect.

Consultations

Director of Planning & Development (Arboriculture):- No objection subject to conditions

Director of Planning & Development (Landscape):- No objection; it is noted that frontage trees are being retained

Director of Planning & Development (Urban Design):- Comments:

- In the context of urban design advice, the key element is to ensure the retention and strengthening of structural planting to enhance assimilation of the development within its landscape setting. In this regard the scheme is successful and it is pleasing to see the establishment of beech hedging to the boundaries.

Planning Considerations - Key Issues

The key considerations in the determination of this application are:

- The principle of development
- Appearance
- Scale
- Landscaping
- Parking
- Drainage
- Trees
- Other matters

THE PRINCIPLE OF DEVELOPMENT:

Outline planning permission P/13/0161/OA establishes the principle for the re-development of this site. Providing the submitted Reserved Matters follow and accord with the details permitted by the Outline Planning permission the principle for the development is

acceptable.

APPEARANCE:

The proposed two dwellings are drawn as two storey properties. The architecture reflects the adjoining more recent development of Stag Way through the replication of details such as feature gables and porch detailing. The fenestration is to sit on brick cill's and brick arches are proposed over the windows. The roofs are drawn with a generous overhang to the eaves such that this provides for some variety in the elevational treatment. The two houses include a ground floor bay window to the dining room. The roofscape includes chimneys which are present on the easterly neighbours; 132-136 Funtley Road.

The outline planning permission included an indicative street scene drawing to show these two properties. Whilst the architecture has altered slightly the general appearance continues to be acceptable without demonstrable harm to the visual amenities of the area.

In terms of the western most of the two dwellings the first floor side windows are annotated to be fixed shut and obscurely glazed up to a height of 1.7m above the finished floor level. These windows serve bathrooms. There are two windows in the side elevation of number 59 Stag Way. One of these is obscurely glazed and the other clear glazed, but according to the submitted plans, serves a landing area. The separation distance is 3m building to building. This relationship, when considered against the layout accepted at the outline permission stage and the indicative street scene details, is considered to be acceptable without significant demonstrable harm to the amenities of the neighbouring property.

The application does introduce new first floor rear facing bedroom windows in the direction of number 53 Stag Way, however these views are splayed, across a distance of at least 10m to a garden area where some degree of overlooking is a common feature. Given the relative infrequency with which residents would usually stand looking out of bedroom windows and the fact that the proposed window is of a fairly typical size for a bedroom, the presence of this new window is not a feature that gives rise to significant demonstrable harm that would justify a reason for refusal of the scheme.

The eastern most dwelling of those proposed will sit adjacent to number 136 Funtley Road. The proposed dwelling will sit on lower ground to the neighbour and has been designed to sit slightly further forward in the plot than the neighbouring dwelling. The separation distance at the closest point is approximately 6m and is ever increasing given the skewed siting of number 136 to the application site. Given the set back of the neighbouring property and the change in levels between the sites, the proposed second dwelling is not considered to result in demonstrable harm to the amenity of the neighbouring dwelling. As with the western of the two properties all first floor side windows are marked to be fixed and obscurely glazed up to a height of 1.7m above the finished floor level and the siting of number 136 itself restricts any direct views to its private amenity space from the eastern most of the proposed dwellings.

Representation from the third party refers to the location of the proposed car ports at the rear of number 53 Stag Way. The siting of these features is consistent with the detailed layout considered as part of the outline planning permission. The outline application would have been the appropriate opportunity to raise the issue of parking standards and amenity from vehicle movements.

SCALE:

The western most of the two dwellings sits adjacent to number 59 Stag Way. The span of

the building in terms of its depth is a little greater than that of number 59, but the overall scale is considered to be commensurate with the adjacent development and the outline planning permission.

The eastern most of the two dwellings has changed slightly in terms of the scale from the indicative street scene drawing submitted under the outline planning permission. The now detailed proposal, however, is considered to sit comfortably within the site and appropriately in the context of the adjoining development.

LANDSCAPE:

The applicant submitted the detailed landscaping scheme as part of the submission. This primarily addresses the matter of domestic gardens. The important trees that form the southern site boundary are all marked on the landscape scheme to be retained. The Reserved Matter of landscaping is considered to be acceptable.

PARKING:

Concern has been raised at the potential for overspill parking from the development as a result of there being no visitor parking proposed. The matter of access was assessed as a matter during the consideration of the Outline Planning Permission. In this case the proposal provides parking provision in accordance with the Council's adopted parking standards.

DRAINAGE:

In this case the outline planning permission set out that foul drainage will be via a connection to the mains sewer network and that surface water drainage would be dealt with via soakaways. The final detailed location and specification of the soakaway is to be addressed as a matter under the Building Regulations.

TREES:

Condition 09 of the Outline Planning Permission requires the submission of a scheme for tree protection measures. As such the condition recommended by the Arboricultural Officer is not required as this matter has been addressed by the outline planning permission.

OTHER MATTERS:

The third party representation raises the matter of a service strip along the western site boundary. The applicant has provided amended site location plans to re-site slightly the proposed shed that was within this strip despite the title for number 53 indicating that the service strip in question is in fact on the inside of the boundary to number 53 and not on the application site. The submitted red edge is consistent with the red edge submitted for the outline planning permission. Any future maintenance issue between the application site and the neighbouring properties remains a civil issue between the parties involved.

Recommendation

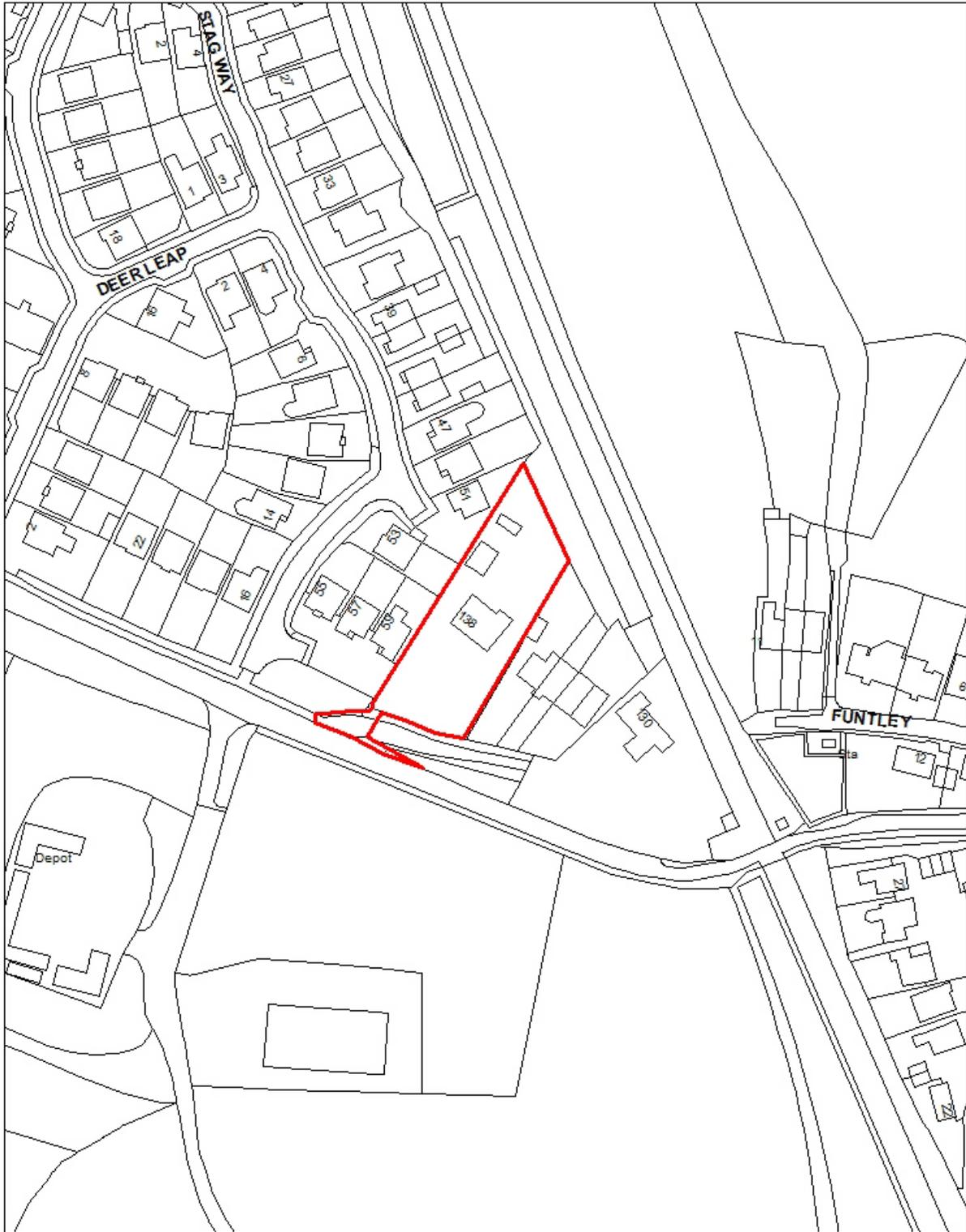
APPROVAL of Reserved Matters subject to conditions: List of approved plans

Background Papers

P/13/0947/OA ,P/13/0161/OA, P/14/0060/RM

FAREHAM

BOROUGH COUNCIL



138 Funtley Road
Scale 1:1,250



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