

**P/13/0967/VC**

**PARK GATE**

MILDREN HOMES LTD

AGENT: MILDREN HOMES LTD

ERECTION OF 10 DWELLINGS, ACCESS, CAR PARKING & ASSOCIATED  
LANDSCAPING - MINOR AMENDMENTS TO PREVIOUS SCHEME (P/11/0966/FP)

21 BRIDGE ROAD PARK GATE

***Report By***

Kim Hayler - Ext 2367

***Introduction***

Planning permission was granted for the development of this site by the erection of ten dwellings on 18 May 2012 under reference P/11/0966/FP. The full description of this current application is set out below and is applied for as a variation of condition to allow minor amendments to the approved development.

***Site Description***

The application site covers the curtilage of 21 Bridge Road (a dwelling now demolished) on the south side of Bridge Road approximately midway between Locks Road and Hunts Pond Road;

The site extends to 0.35ha and is generally flat. The boundary with Bridge Road has a width of approximately 30m widening to 46.5m approximately halfway down its 92m depth;

There are several mature trees on the site, particularly on the Bridge Road frontage and the rear part of the eastern boundary protected by Fareham Tree Preservation Order (FTPO) 539.

***Description of Proposal***

The amendments are required to comply with current building regulations and to make site adjustments necessary to incorporate a packaged pumping station and maintenance access. The changes include:

- Revised drainage strategy;
- Realignment of visitors parking adjacent to Plot 1;
- Adjustment of parking court to accommodate packaged pumping station;
- Removal of pergola structures in parking court;
- Revise Car ports to form garages on Plots 1,2 & 6;
- Reposition Plot 2 and garage;
- Omit obscure glazed window to bedroom 1 of Plot 6 and provide Juliette balcony and side lights to east elevation
- Rearrange parking to Plots 7 - 10
- Add porches to Plots 7 & 9

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS2 - Housing Provision

DG4 - Site Characteristics  
CS9 - Development in Western Wards and Whiteley  
CS5 - Transport Strategy and Infrastructure  
CS17 - High Quality Design  
CS18 - Provision of Affordable Housing  
CS20 - Infrastructure and Development Contributions

**Development Sites and Policies**

DPS1 - Sustainable Development  
DSP2 - Design  
DSP4 - Impact on Living Conditions

**Fareham Borough Local Plan Review**

C18 - Protected Species  
DG4 - Site Characteristics

***Relevant Planning History***

The following planning history is relevant:

<b><u>P/11/0966/FP</u></b>	<b>ERECTION OF 10 DWELLINGS, ACCESS, CAR PARKING AND ASSOCIATED LANDSCAPING</b>
	APPROVE                      18/05/2012

***Representations***

One letter has been received commenting as follow:

Hopefully the proposed storm water drains will improve surface water drainage problems running onto neighbouring land. It is not clear if the rain water from the roofs and gutters will be channelled into the drains or soakaways.

Natural boundaries should not be removed if they support local wild life.

***Consultations***

Environment Agency - No objections.

Director of Planning and Development (Arboriculture) - No objections.

Director of Community (Environmental Health - Contamination) - No objections.

Director of Planning and Development (Highways) - no objection

Southern Water Services - No objection

Director of Planning and Development (Ecology)- No objection

***Planning Considerations - Key Issues***

The principle of the development of the site has been agreed. Whilst the amended plans do show some minor amendments to the layout, they do not alter the form and character of

the proposed development.

The repositioning of Plot 2 enables alterations to the parking area to accommodate the drainage requirements. The parking layout, including the amendment of car ports to provide garages have been considered and the layout still meets the requirements of the adopted car parking SPD. The pergola features as approved within the parking court area do add some visual interest but these are not features normally seen in such locations and it is not considered that their loss would be harmful.

The changes in the elevations, in particular the addition of porches on Plots 7 and 9 in lieu of recessed doors, do not impact upon the quality of the development. The revisions to fenestration on Plot 6 have no additional implications for adjoining properties.

The applicant entered into a planning obligation under the previous planning application securing the provision of an offsite open space contribution, highway infrastructure improvements and that the internal road is taken up to the north western and south eastern boundaries including rights of access over. The applicant is required to enter into a new agreement in order to reflect the new planning application number.

The proposed development is within the urban area and is acceptable as a matter of principle. Complaints have been received in relation to the condition of the land since the dwelling was demolished. The proposed redevelopment of the site would enable the opportunity to achieve environmental enhancements of the site. Furthermore the proposal would deliver three affordable houses for rent. Whilst access to adjoining land is a matter of negotiation between adjoining owners, the opportunity has been made for this to occur.

Officers consider the minor changes to the proposal are acceptable in all respects.

### ***Recommendation***

Subject to the applicant/owner entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure the provision of an offsite open space contribution, highway infrastructure improvements and that the internal road is taken up to the north western and south eastern boundaries including rights of access over.

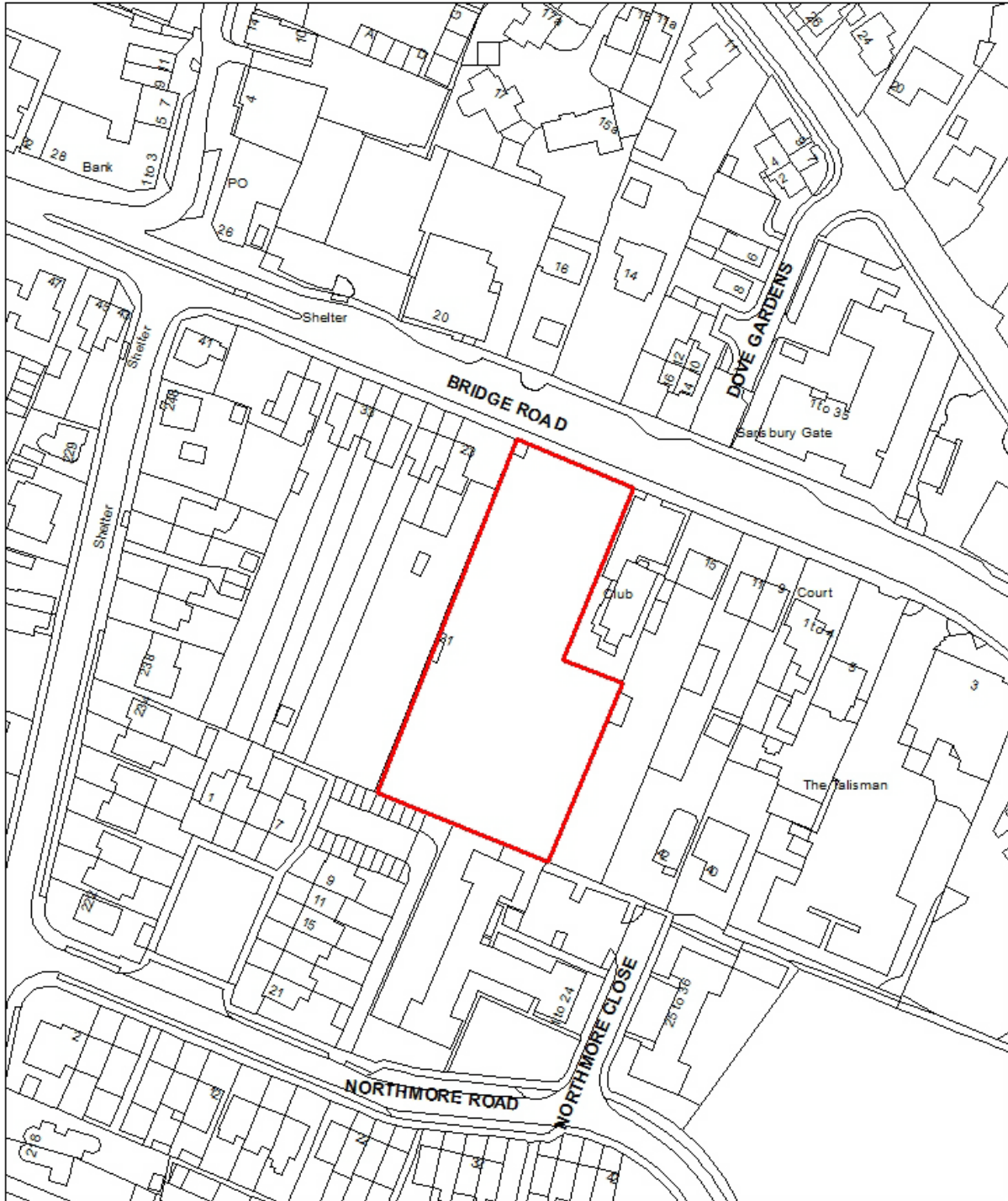
PERMISSION: Materials, including hard surfacing as submitted; landscaping in accordance with submitted plans; landscaping implementation; car parking/cycle storage in accordance with submitted details; boundary treatment in accordance with submitted details; tree protection in accordance with approved details; visibility splays; development in accordance with approved acoustic mitigation measures; development in accordance with approved reptile mitigation measures; working hours; no mud on roads; no first floor windows to plot 6 south facing elevation bedroom 1; plots 3, 4 and 5 for affordable housing; bird and bat boxes to be erected in accordance with submitted details; no burning on site; construction traffic management measures as submitted; levels in accordance with submitted details.

### ***Background Papers***

P/11/0966/FP

# FAREHAM

## BOROUGH COUNCIL



21 Bridge Road  
Scale 1:1250

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