

P/14/0244/FP

WARSASH

LOWMOOR PROPERTIES LTD
C/O ARI

AGENT: ADP ARCHITECTS LTD

ERECTION OF TWO DETACHED DWELLINGS, ACCESS AND PARKING.

3 FLEET END ROAD - LAND ADJACENT - WARSASH SOUTHAMPTON SO31 9JH

Report By

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Site Description

The application relates to a site of 0.08 hectares in area located on the corner of Fleet End Road and Warsash Road within the urban area. The site is currently vacant and overgrown by bushes and wild vegetation. The site sits lower than the adjacent highway and its level slopes towards the south-east. There is a stream running along the rear boundary of the site with the rear gardens and properties 240 - 244 Warsash Road beyond.

There is an existing gated access to the site from Fleet End Road and a shared dropped kerb with no. 3 Fleet End Road.

The nearby area comprises a mix of dwelling forms, scales, plot sizes and architectural styles, including dwellings built within 1950s and 1960s. Recently approved two dwellings at no. 70 Fleet End Road will expand the range of dwelling types within this street to include a modern build.

Description of Proposal

Planning permission is sought for the erection of two detached dwellings fronting Fleet End Road. Both dwellings would contain three bedrooms.

The existing access would be utilised by the southernmost dwelling whilst the other dwelling would use a new access also from Fleet End Road. Each of the dwellings would be provided with two car parking spaces and an on-site turning area.

The proposal includes stabilising the bank of the stream, erecting a 1.2 metre high chain link fence to the rear of plot 2 and a 2.0 metre high fence to the rear of plot 1. Furthermore it is intended to plant three evergreen trees; two within the rear boundary of plot 1 and one within the rear boundary of plot 2.

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

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

C18 - Protected Species

CS20 - Infrastructure and Development Contributions

CS21 - Protection and Provision of Open Space

Approved SPG/SPD

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

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

DSP13 - Nature Conservation

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Fareham Borough Local Plan Review

DG4 - Site Characteristics

C18 - Protected Species

Relevant Planning History

The applicant entered into pre-application discussions with officers. Officers were generally supportive of the proposal.

Representations

Three representations have been received agreeing to the principle of development, but raising the following concerns/comments:

The intervening trees are deciduous; additional planting was promised;

A 2 metre high fence should extend across the rear boundary of both plots;

Hope highways suggested by highways are carried out;

The stream should be suitably maintained during building works and new residents should ensure its upkeep;

Works to the stream bank and fencing should be completed before work commences;

Consultations

Director of Community (Environmental Health) - no objection.

Director of Community (Environmental Health - Contamination) - no objection subject to informative on potential contamination.

Director of Planning and Development (Trees) - no objection subject to conditions.

Director of Planning and Development (Highways) - no objection subject to conditions.

Director of Planning and Development (Ecology) - comments awaited.

Planning Considerations - Key Issues

The main issues to be considered in the determination of this planning application are:

- Principle of Development
- Impact on Character and Appearance of the Area

- Impact on Neighbouring Properties
- Highways
- Protected species/ecology

Principle of Development:

The site is located within the urban area where residential infilling, redevelopment and development on neglected and underused land may be permitted, providing it does not adversely affect the character of the surrounding area or amenity of existing residents. The main requirements for an acceptable development are set out in Policy CS17 that requires development to respond positively to and to be respectful of the key characteristics of the area including scale, form and spaciousness.

Core Strategy Policy CS2: Housing provision sets out the strategic housing requirement for Fareham Borough (outside of the New Community North of Fareham) as 3,729 dwellings. An update of the South Hampshire Strategy: A Framework to Guide Sustainable Development and Change to 2026 (October 2012), which provides the evidence base for the district housing requirements in the South Hampshire sub-region, has increased the Fareham Borough requirement to 4,201 dwellings. This increase has been transposed into the draft DSP plan. Core Strategy Policy CS9: Development the Western Wards and Whiteley seeks to deliver a target of 'around 1,480 dwellings' within the settlement area of the Western Wards to help deliver the strategic housing requirement for whole of Fareham Borough. This proposal would help to deliver the policy objectives of both CS2 and CS9.

Impact on Character and Appearance of the Area:

The proposed dwellings would be very similar, in terms of scale, height and design, to the detached and semi-detached dwellings to the south west. There would be sufficient space between the two proposed dwelling and between the new dwelling and no. 3 Fleet End Road to respect the spaciousness of the street scene. Finally, the plot sizes would be in keeping with their immediate surroundings and therefore the subdivision of this plot would be of no harm to the character of the area.

Highways:

The proposed two 3 bedroomed dwellings would be served by two car parking spaces, each with sufficient on-site turning area. The Council's Highway Officer was consulted on this proposal and has concluded that such an arrangement would be of low risk to the users of the highway.

Impact on Neighbouring Properties:

The proposed dwellings would not have a direct rear to rear relationship with the properties in Warsash Road due to their orientation on the site. That said, the distance would measure 27 metres between plot 2 and 242 Warsash Road and 30 metres between plot 1 and 244 Warsash Road. These distances exceed the 22 metre rear to rear distance normally sought in order to secure privacy and outlook.

The dwelling on plot 2 would be sited 10.5 metres from the rear boundary. It would be designed to have only one small obscure glazed bedroom window within its rear facing elevation. The main aspect of the first floor rear bedroom would be north facing across the

side garden and Warsash Road beyond.

There is a deciduous tree screen along the boundary of the stream which partially screens the properties in Warsash Road beyond. The neighbours are concerned that during the winter months the tree screen would not be effective. Having met with the neighbouring property owners, the applicant has agreed to plant three evergreen trees, one in the rear garden of plot 2 and two in the rear garden of plot 1.

It is also the intention of the applicant to stabilise the stream bank and erect a close boarded fence behind plot 1 and a chain link fence behind plot 2. Officers consider that in light of the levels, screening and distances between the proposed dwellings and neighbouring properties it would be difficult to insist that a 2 metre close boarded fence be erected along the rear boundary of plot 2.

The representations received request that the bank stabilising works, fencing and planting of the evergreen trees is carried out before development commences. The applicant has agreed to this and the planning conditions will be drafted to reflect this also.

Officers have concluded that the proposed development would not materially harm the amenities of the occupiers of the neighbouring properties in relation to light, outlook and privacy.

Protected species/ecology

A Phase 1 Ecological Survey has been carried out. The comments of the Council's Ecologist in relation to this document will be reported in the form of an update at the meeting.

The site is located within an area where any net increase in residential development is considered to have a likely significant effect (in combination) on the European designated sites of the Solent coast. It is therefore necessary to secure a contribution to the strategic mitigation as being developed by the Solent Disturbance Mitigation Project in order to conclude that the proposed change of use to a dwelling would not be likely to have a significant effect on the European designated sites.

Recommendation

- i) the completion of a s106 to secure a contribution towards the Solent Disturbance Mitigation Project;
- ii) the comments of the Director of Planning and Development (Ecology) and any conditions that may be recommended.

PERMISSION: materials, boundary treatment, Level 4 Code for Sustainable Homes, no mud on road, construction hours, no burning, obscure glaze window first floor rear elevation plot 2 and first floor south elevation of plot 1; no further first floor rear windows plot 2, development in accordance with approved levels, works in accordance with approved tree protection measures, works in accordance with Ecological Survey, landscaping and implementation

FAREHAM

BOROUGH COUNCIL



Land Adjoining
3 Fleet End Road
Scale 1:1250

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