

**P/14/0409/OA**

**LOCKS HEATH**

MESSRS PETER AND PAUL  
CHASE

AGENT: ROBIN HOWE AND  
ASSOCIATES

DEMOLITION OF EXISTING DETACHED BUNGALOW & GARAGE AND ERECTION OF  
A PAIR OF SEMI-DETACHED 3-BED HOUSES, ONE DETACHED CHALET 4-BED  
BUNGALOW AND A 3-BED BUNGALOW

67 CHURCH ROAD LOCKS HEATH SOUTHAMPTON HAMPSHIRE SO31 6LS

***Report By***

Graham Pretty (Ext. 2526)

***Amendments***

As amended by layout plan R/508/10/B

***Introduction***

This site has been the subject of two previous applications, withdrawn in order to address planning issues arising.

***Site Description***

No.67 is located on the south side of Church Road to the west of the junction with Church Close to the north. The plot, which is occupied by a detached bungalow set well back from the road frontage, is significantly larger than is typical for development on the south side of Church Road and measures approximately 20m wide by 90m deep. There is a drop in levels to the south into the site from Church Road and from the west to the east. The site is adjoined by properties fronting Church Road and by properties accessed from Woodpecker Copse, Kingfisher Copse and Laxton Close.

The east, west and south boundaries are formed by mature vegetation. Existing access is located on the eastern side of the plot adjoining 65b Church Road and 18 Kingfisher Copse.

***Description of Proposal***

The proposals involve the redevelopment of the site with 4 dwellings, being a pair of two storey, 3-bed, semi-detached dwellings fronting on to Church Road, a detached 4-bed, chalet dwelling to the rear of the frontage plots and a detached 3-bed bungalow to the rear of the plot. Access is proposed, as now, on the eastern side of the site to serve Plots 1, 3 and 4 with a new frontage access to serve Plot 2.

The application is made in outline, however, approval of the access, appearance, layout and scale of the development are sought at this time, leaving landscaping as the only 'reserved matter'.

***Policies***

The following policies apply to this application:

National Planning Policy Framework

**Approved Fareham Borough Core Strategy**

CS15 - Sustainable Development and Climate Change

DG4 - Site Characteristics  
CS17 - High Quality Design  
CS5 - Transport Strategy and Infrastructure  
CS6 - The Development Strategy  
CS9 - Development in Western Wards and Whiteley

### **Development Sites and Policies**

DPS1 - Sustainable Development  
DSP2 - Design  
DSP3 - Environmental Impact  
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:

**P/13/0066/OA**      **DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS, ONE CHALET BUNGALOW AND ONE BUNGALOW**

WITHDRAWN      11/03/2013

**P/12/0730/OA**      **DEMOLISH EXISTING DETACHED BUNGALOW AND ERECT A PAIR OF SEMI-DETACHED THREE BEDROOMED HOUSES, ONE FOUR BEDROOMED CHALET BUNGALOW AND ONE THREE BEDROOMED BUNGALOW**

WITHDRAWN      14/11/2012

### ***Representations***

Two letters of objection have been received from 14 households. The following objections are made:

- The proposals are an overdevelopment of the site
- Dangerous access
- Further overcrowding of local roads
- None of the dwellings has a garage so there will be increased parking on Church Road
- Semi-detached houses will be in line with the side windows to No.65b
- Noise from increased use of access
- Overshadowing and loss of privacy accentuated by change in levels
- traffic management along Church Road is needed if permission is to be granted
- Is amenity space sufficient?
- Is access for refuse and emergency vehicles adequate?
- Will the new drive be properly supported/retained in view of the change in levels
- Has boundary treatment been fully considered?
- Boundary hedges are within adjoining properties and cannot be affected
- Possible light pollution

- What will the materials be?
- Loss of Privacy
- Loss of Light
- Loss of wildlife habitat
- Profit making scheme with no regard for impact
- Inadequate parking
- Out of keeping with the prevailing character of development on Church Road
- Church Road is a major bus route
- Car parking spaces are too small

### **Consultations**

Natural England - The site is within 2.4km of habitats which form part of the Lee-on-the-Solent to Itchen Estuary Site of Special Scientific Interest (SSSI). Natural England's advice is that an increase in the number of dwellings (within the 5.6km zone as defined by the SDMP) would be likely to have a significant effect upon the nature conservation interests of those sites.

Director of Community (Contamination) - No objection

Director of Regulatory Services (Pollution) - A traffic noise assessment should be undertaken to assess whether or not plots 1 and 2 will be subject to unacceptable levels of traffic noise pollution. Reference should be made to the World Health Organisation's guidelines for community noise for acceptable noise levels both within and outside the properties. Depending on the outcome of the noise assessment, the developer may have to ensure an adequate level of protection against noise from traffic, for example, by providing double glazing, acoustically insulated trickle vents, barrier techniques, mechanical ventilators etc.

Any such remedial action to be included in the noise assessment.

I would also suggest the provision of a 1.8m high close boarded fence along the driveway to reduce the impact of the vehicles using it on the occupiers of 69 Church Road Locks Heath.

Director of Planning and Development (Ecology) - A reptile survey is not required in this case. An up to date bat survey is required.

Director of Planning and Development (Highways) - To accommodate the additional dwellings, the existing access should be widened to 5m for the initial 6m from the kerb of Church Road. The turning area for plot 2 is considered to be of inadequate size and should be extended by 1.4m to enable the space to be usable. Allied with this, the western entrance needs to be widened to 3m and slightly splayed on its western side to ease the vehicle turn.

To give sufficient warning of emerging vehicles for pedestrians, both entrances should have 2m by 2m splays with a 0.6m maximum height.

At the eastern entrance, visibility splays of 2.4m by 20m to the east and 2.4m by 45m to the west are required. At the western access, such splays should be 2m by 45m in both directions.

The gradients of the accesses should be no greater than 10% (1 in 10) for the initial 6m from the kerb of Church Road.

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

The key issues in this case are as follows:

- Principle of Development
- Impact on Living Conditions
- Impact upon the Character of the Area
- Impact on Neighbouring Properties
- Highways
- Ecology

### Principle of development

The site is located within the defined urban area of Locks Heath. As a residential garden the site is not considered to be 'brownfield' land, however, this does not, in itself prevent the development of the site, which may be considered subject to matters of design and impact. Policy CS9 of the Core Strategy is permissive of development that would meet the requirement of other adopted policies and which would contribute towards meeting the housing needs for the area. The proposed development would contribute 3 dwellings towards meeting such needs.

### Impact on living conditions

The proposed development has been designed to meet the Council's normally adopted standards in terms of the relationships between dwellings so that there are not considered to be any issues of intervisibility between the proposed dwellings.

The rear gardens of Plots 1 and 2 are 11m in depth and the first floor rear windows separation from these plots to Plot 3 is 22m. Although the rear garden of Plot 3 is only 7.6m deep it is 14.75m wide, providing sufficient private rear garden space. Plot 4 is oriented so that the front of the proposed bungalow would face east and there would be a blank elevation facing north towards Plot 3. The private garden to plot 4 is shown as approximately 12.5m deep by 20m wide.

It is considered that the living conditions of the future residents are satisfactory.

### Impact on character of the area

Design criteria to be considered as part of the determination of planning applications are set out in Policy CS17 of the Core Strategy. These include that the development should respond positively and be respectful of the key characteristics of the area.

The application site stands apart from the adjoining developments in so far as developments have taken place up to the side and rear boundaries. The layout potential of the site is therefore constrained by its linear form stretching away from Church Road. Church Road is characterised by frontage development, with two storey developments to the west and single storey to the east on the southern side. The proposed development incorporates a pair of semi-detached houses fronting on to Church Road adjacent to the west boundary and the existing two storey dwellings. These dwellings are designed as a non-matching pair in order to add visual diversity to the street scene. The retention of the access along the east boundary provides 6.8m separation to the existing bungalow at No.65b.

Plot 3 is located centrally on the plot in a not dissimilar position to the existing dwelling. Plot 4 is more closely surrounded by existing development and has been designed as a

bungalow to sit more comfortably in what is a backland position and given the surrounding development.

It is proposed that boundary vegetation will be retained.

It is considered that the character of the area will not be adversely impacted by the proposed development.

#### Impact on neighbouring properties

Despite its simple linear form the proposed development has been carefully considered to minimise the impact upon existing residential properties.

The semi-detached dwellings on the frontage of the site are set back to provide frontage parking. This does result in a stagger of 4 metres to the rear of No.69. However the existing and proposed properties are separated by approx.2.7m with mature mixed hedging 3- 4m high along the boundary, which is to be retained. It is considered that the impact in this direction would not be harmful. The neighbour to the east at No.65b has raised objection over the impact of the two storey dwellings in that direction, drawing attention to their existing side windows; this property is a bungalow and whilst there are side windows facing the site these are within 1.25m of a 1.8m high boundary hedge which currently restricts light and outlook; the eastern flank wall of the new semi-detached dwellings would be 6.4m from the side elevation of No.65b; the impact is considered to be acceptable.

Plot 3 (Chalet) would be located primarily behind No.10 Laxton Close. The resident of No.10 has not raised particular concern in respect of residential amenity but for clarity members are advised that the blank, flank wall of this chalet would be approx.13.8m away from the rear elevation of no.10 Laxton Close which is greater than the minimum 12.5m guideline set out in Appendix 6 to the local plan which is applicable to new full two storey developments. Further, the strong eastern boundary vegetation to be retained will act as an effective visual foil. To the east, Plot 3 is located approx.8.6m from the blank side elevation of No.18 Kingfisher Copse. Again there is mature boundary vegetation to be retained along the eastern boundary.

Plot 4 has been designed as a bungalow to minimise the impact of any building bulk on adjacent residents. It is set 11m at its nearest point to the rearmost part of No.18 Kingfisher Copse, 15.5m from No.5 Kingfisher Copse, and approx 19m from Nos.30 and 32 Woodpecker Copse. With existing boundary treatment and no first floor windows there would be no adverse impact arising from the development of this bungalow plot.

Concern has been raised over potential disturbance by increased use of the access drive. In fact the level of increased use that would impact upon the private gardens of adjoining properties is small. Plots 1 and 2 have parking at the front leaving access along the side driveway being for Plots 3 and 4 only. The existing bungalow is located roughly where Plot 3 is located and access runs the length of the boundary to the existing bungalow; the only increase will therefore be to Plot 4 where the majority of the additional drive runs along the blank side wall of No.18 Kingfisher Copse. It is considered that the small increase in traffic is acceptable.

#### Highways

The changes sought by the Director of Planning and Development (Highways) have been incorporated into amended plans such that the concerns raised have been addressed such that there are no highway grounds to refuse the proposed development.

## Ecology

The Director of Planning and Development (Ecology) has confirmed that there are no issues on this site relating to reptiles and that the outstanding concern is in regard to bats. An earlier survey has shown no evidence of bats but a further survey is being undertaken to confirm this. An update will be provided at committee.

## Conclusion

The application site is within the urban area where the principle of development is supported by adopted policy. The development of the site has been subject to an extensive planning history and negotiations with Officers to achieve an acceptable arrangement. The dwellings are now designed to meet the Council's normal interrelationship criteria between both proposed and existing dwellings such that there is not considered to be significant harm arising as a result of loss of light or outlook. The proposed dwellings fronting Church Road will add to the mix of property styles along the road and will not be harmful to the existing character of the area. Whilst Church Road is busy, nonetheless, the access and car parking arrangements are now considered to be acceptable.

## ***PERMISSION***

Subject to the completion of a unilateral undertaking pursuant to S.106 of the Town and Country Planning Act 1990 to secure a contribution towards mitigation of the impact of the development upon the coastal SPA then PERMISSION subject to conditions as follows -

Reserved matters; details of materials; drainage; levels; gradient of access; details of hardsurfacing; boundary treatments including retention of existing hedgerow; remove pd rights for windows in the roof in Plot 4; vehicular access construction; provision of visibility spays; provision and maintenance of car parking; details and provision of cycle stores; bin stores; mud on road; provision for construction vehicles; no burning; hours of construction; further conditions as necessary on completion of consultations.

## ***Notes for Information***

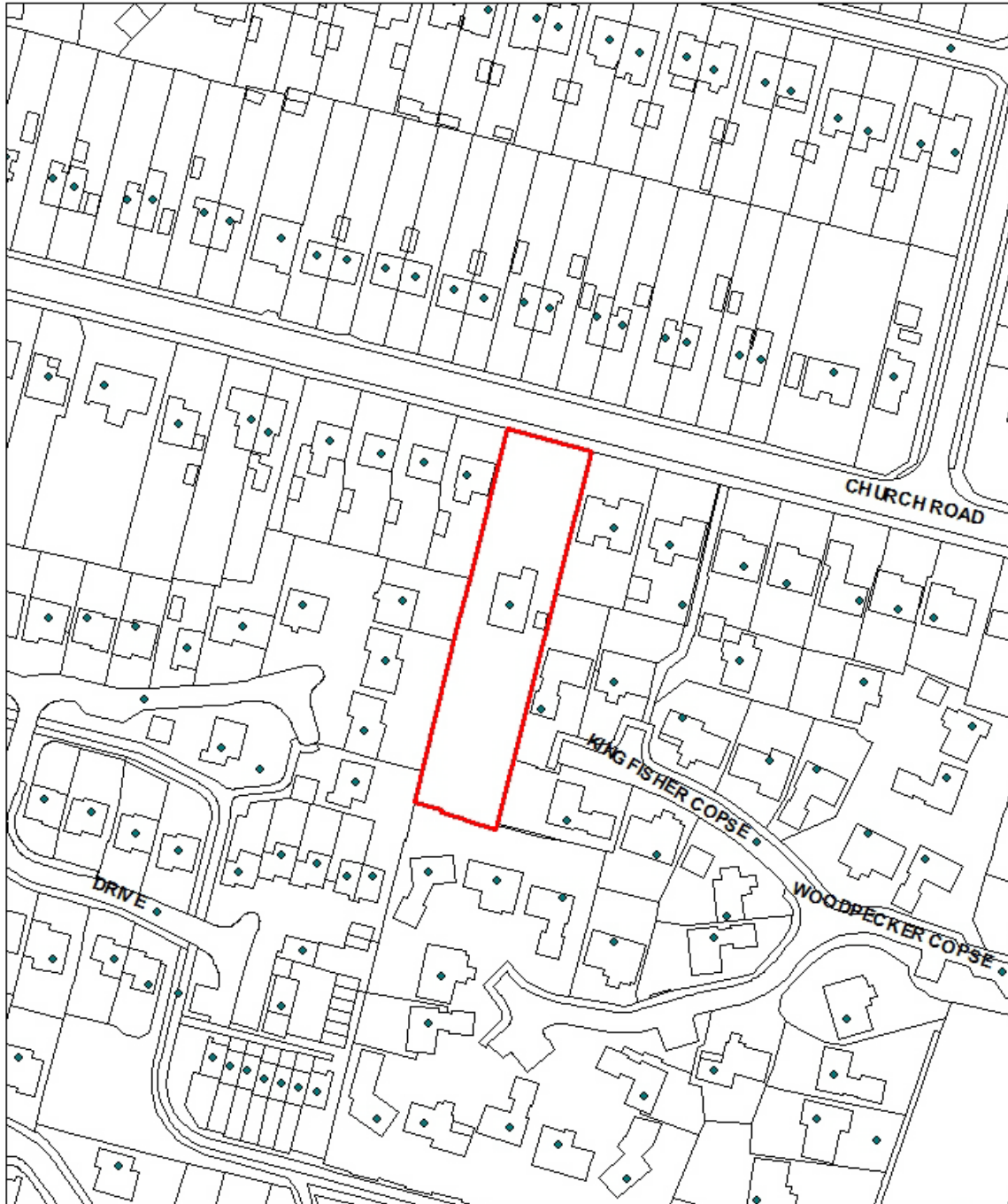
Contact Hampshire Highways

## ***Background Papers***

P/12/0730/OA; P/13/0066/OA; P/14/0409/OA

# FAREHAM

## BOROUGH COUNCIL



67 CHURCH ROAD  
SCALE: 1:1,250

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