

P/14/0530/FP

MS JACQUELINE EAGLE

TITCHFIELD COMMON

AGENT: COX MARTIN DESIGN
LTD

ERECTION OF A NEW DWELLING AND ALTERATIONS TO EXISTING SHARED
DRIVEWAY AND LANDSCAPING.

151 HUNTS POND ROAD (PLOT 3) PARK GATE SOUTHAMPTON SO31 6RD

Report By

Graham Pretty (Ext. 2526)

Amendments

Amended layout plan received 14th July 2014

Site Description

The application site is located on the east side of Hunts Pond Road, approximately opposite the junction with Daisy Lane. The site is currently open and flat and in part is crossed by the existing access drive to two bungalows set to the rear of Nos. 147 and 148 Hunts Pond Road.

Description of Proposal

The proposal is to erect a two bedroomed chalet style dwelling fronting on to Hunts Pond Road with a revised alignment to the existing access to the bungalows to the rear, to the south of the proposed dwelling and with car parking in the front garden.

Policies

The following policies apply to this application:

National Planning Policy Framework

Approved Fareham Borough Core Strategy

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

CS2 - Housing Provision

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

DSP4 - Impact on Living Conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/08/0288/FP</u>	ERECTION OF DETACHED BUNGALOW REFUSE 03/04/2008
<u>P/07/1095/FP</u>	ERECTION OF DETACHED BUNGALOW REFUSE 18/09/2007
<u>P/02/1594/DP/B</u>	Demolition of Bungalow and Erection of Two Detached Bungalows with Garages: Details Pursuant to Condition 7 - 1.8 metre high close boarded fence in lieu of brick wall DETAIL 07/09/2004 APPROVAL
<u>P/02/1594/DP/A</u>	Demolition of Bungalow and Erection of Two Detached Bungalows with Garages: Details Pursuant to Condition 2 (Materials), Condition 3 (Levels) and Condition 4 (Landscaping) DETAIL 19/06/2003 APPROVAL
<u>P/02/1594/FP</u>	Demolition of Bungalow and Erection of Two Detached Bungalows with Garages PERMISSION 22/01/2003
<u>P/02/1225/FP</u>	Erection of Two Bungalows and Garages REFUSE 05/11/2002
<u>P/02/0850/OA</u>	Erection of Three Bungalows and Garages (Outline Application) REFUSE 07/08/2002
<u>P/00/0145/OA</u>	Demolition of Existing Bungalow and Out Buildings and Erection of Four Bungalows and Garages (Outline Application) REFUSE 30/06/2000

Representations

Six letters have been received on behalf of 7 households, raising the following objections:

- Realigned access drive to the bungalows to the rear is of insufficient width to allow two vehicles to pass safely
- The proposed access curves around the corner of the proposed dwelling obscuring visibility along the drive
- There are no margins along the proposed drive would allow vehicles to pass and to prevent feeling of 'unpleasant enclosure'
- The proposed frontage car parking spaces have insufficient manoeuvring
- Sense of confinement to existing bungalows to rear of site by provision of screen fencing
- Notice should have been served upon the residents of the bungalows to the rear
- Cramped form of development
- Insufficient rear garden to new dwelling
- Appeal against a bungalow on the same site was dismissed due to overdevelopment
- Loss of landscaped area
- Adverse impact of realigned access on the amenities of the frontage property (153) to the south

- Request for a visitor parking space within the turning area for Nos. 151 and 151a is strongly opposed
- Plans do not demonstrate required forward visibility on to Hunts Pond Road
- Council officers have previously advised that a further dwelling would be unlikely to be permitted
- Front car parking would be visually intrusive
- Loss of light to side window to No.149 to north

Consultations

Director of Community (Environmental Health) - A traffic noise assessment should be undertaken to assess whether or not the new development 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 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.

Director of Planning and Development (Highways) - No objection to amended plans.

Planning Considerations - Key Issues

The key issues relating to this application are:

- The Principle of Development
- Impact upon the character of the area
- Impact on Neighbouring Properties
- Highways

Principle of development

The site is located within the urban area as defined by the adopted Local plan and is therefore considered to be sustainable and appropriate, in principle, for further development, subject to detailed consideration of design and impact.

Historically the site has been the subject of refused planning applications and a dismissed appeal. This matter has been raised by those objecting to the proposed development. However, it is necessary to consider the refusal and the dismissed appeal in the context of the application as submitted. That application (P/08/0288/FP) was for a further bungalow, however the plot was narrower than the current planning application with the existing access drive being maintained in its current straight alignment. The refused bungalow was proposed with a long, narrow footprint with its front elevation facing onto the access drive and a proposed private garden fronting on to Hunts Pond Road. In dismissing the appeal the Planning Inspector specifically referred to the narrow frontage of the plot on to Hunts Pond Road which he considered would be cramped. He also referred to the poor location of the proposed private garden and the potential for inappropriate screening in this frontage position and the poor relationship of the front elevation of the proposed dwelling to the shared drive. The Inspector considered objections by neighbours regarding loss of light, outlook, building disruption, noise and disturbance but did not consider these to be overriding.

The current application is markedly different from the dismissed proposal and must be

considered on its merits, which are explored further below.

Impact on character of the area

The development as now proposed fronts on to Hunts Pond Road. The maximum width of the plot would be 10m (13m including width of drive) and whilst this is narrower than the immediately adjacent properties (No 149 being 15.4m and No.153 approx.15m), there is a mix of frontage widths along the immediate section of Hunts Pond Road, ranging from as little as 6.1m, and the proposed plot is not therefore considered to be out of keeping. The width of the dwelling at 8m is only about 0.8m narrower than that of No.149 to the north. The proposed dwelling would be approx 4.5m from the side elevation of No.149 and approx. 5m from No.153. It is considered that the plot width and spacing are such that the development as currently proposed is in keeping with the established character of the area.

The design of the proposed dwelling is that of a chalet bungalow with small, flat roofed side dormers serving a bathroom and a landing on each side. There is a wide mix of dwelling designs in the locality including bungalows, two storey dwellings and chalets. The properties to the north and south are bungalows but to the north of No.149 are two storey dwellings and to the south of No.153 a recently constructed chalet. The submitted street scene indicates that the proposed dwelling would sit comfortably within the established street.

Impact on neighbouring properties

The proposed dwelling would be located roughly on a line between the front elevations of the adjacent dwellings. To the north No.149 has a side window which appears to be secondary as there is a front window which serves the western end of the same room. The resident of 149 has objected on grounds of loss of light, however the new dwelling would be separated by 4.5m and there is an existing 1.8m high fence obscuring the outlook from the lower part of the window. Additionally, the eaves height of the proposed dwelling would be 2.45m and the roof then pitches up and away from this boundary. To the south the bungalow at No.153 appears to have two non-habitable windows, already looking on to a 1.8m screen fence along the boundary (the resident of this property has not objected on grounds of loss of light or outlook). It is noted that the Planning Inspector did not dismiss the 2008 appeal on the grounds of its impact upon the adjacent properties, although that proposal was for a bungalow only.

It is considered that the proposed dwelling is acceptable given the Council's normal criteria for considering relationships of this nature.

Highways

The objectors have raised a number of matters regarding the safety of the proposed realigned access drive. However, no objection has been raised by the Director of Planning and Development (Highways) who has considered the objections raised and comments that:

1. The revised access layout provides greater than a 5m width for the initial 9m on leaving Hunts Pond Road, giving adequate width for two cars to pass in this area.
2. Because of the proposed splaying of the corner of the property and the 0.8m wide landscaped margin along its side, there would be adequate intervisibility for drivers approaching and leaving the shared drive. At a width of 3m, compared with a typical car width of 2m, there will be a 0.5m wide space on each side of a car. Given the numbers of vehicles and pedestrians anticipated and the limited speeds of vehicles, it is not considered there would be more than a minimal risk for pedestrians.

3. The two car parking spaces at the front of the property would have a clear 6m manoeuvring aisle. As a result of the building splay and landscaped area, there would be adequate vision of vehicles reversing. To aid visibility for vehicles entering, the position of the two front parking spaces has been adjusted further from Hunts Pond Road and the frontage landscaping would be no higher than a drivers eye height.

The suggestion of providing a small area of hardstanding to facilitate easier turning or an additional car parking space opposite the two existing dwellings, was made only to assist the occupants of those dwellings.

Other Matters -

Issue has been raised with the depth of the private garden, however, at 10m this is the same as the property to the north. Further, there is no issue in this case, with overlooking windows since the private garden adjoins only the front garden and parking areas to the bungalows to the rear and Appendix 6 to the Fareham Borough Local Plan Review indicates that 11m is only required to prevent overlooking of private gardens.

It has been suggested that the applicant should have served notice upon the residents of the bungalows to the rear since they enjoy a right of access. This is not considered to be correct since the planning application forms make it quite clear that notice is to be served upon those having a freehold or long leasehold interest; a right of way is neither of these. Nonetheless, the occupants of the two buglaows have not been prejudiced in their ability to make representations on the application which they have done.

Solent Disturbance Mitigation - this application represents a new dwelling for which contributions are now regularly sought.

Conclusion

Notwithstanding that previously, permission has been refused and dismissed on appeal for a bungalow on this frontage site, it is considered that the current proposal is markedly different. It is considered that the proposed chalet dwelling would be acceptable within the overall character of the area and that it would not adversely affect the amenities of adjoining residents. The realignment of the drive is considered, in planning terms, to be satisfactory. It is not considered that there are the same objections to the current proposals as were raised against the dismissed development. On balance, it is considered that the proposed development can be permitted.

Recommendation

PERMISSION:

Subject to the applicants providing the necessary contribution towards ecological mitigation for the Solent Disturbance Mitigation Project then conditions as follows:

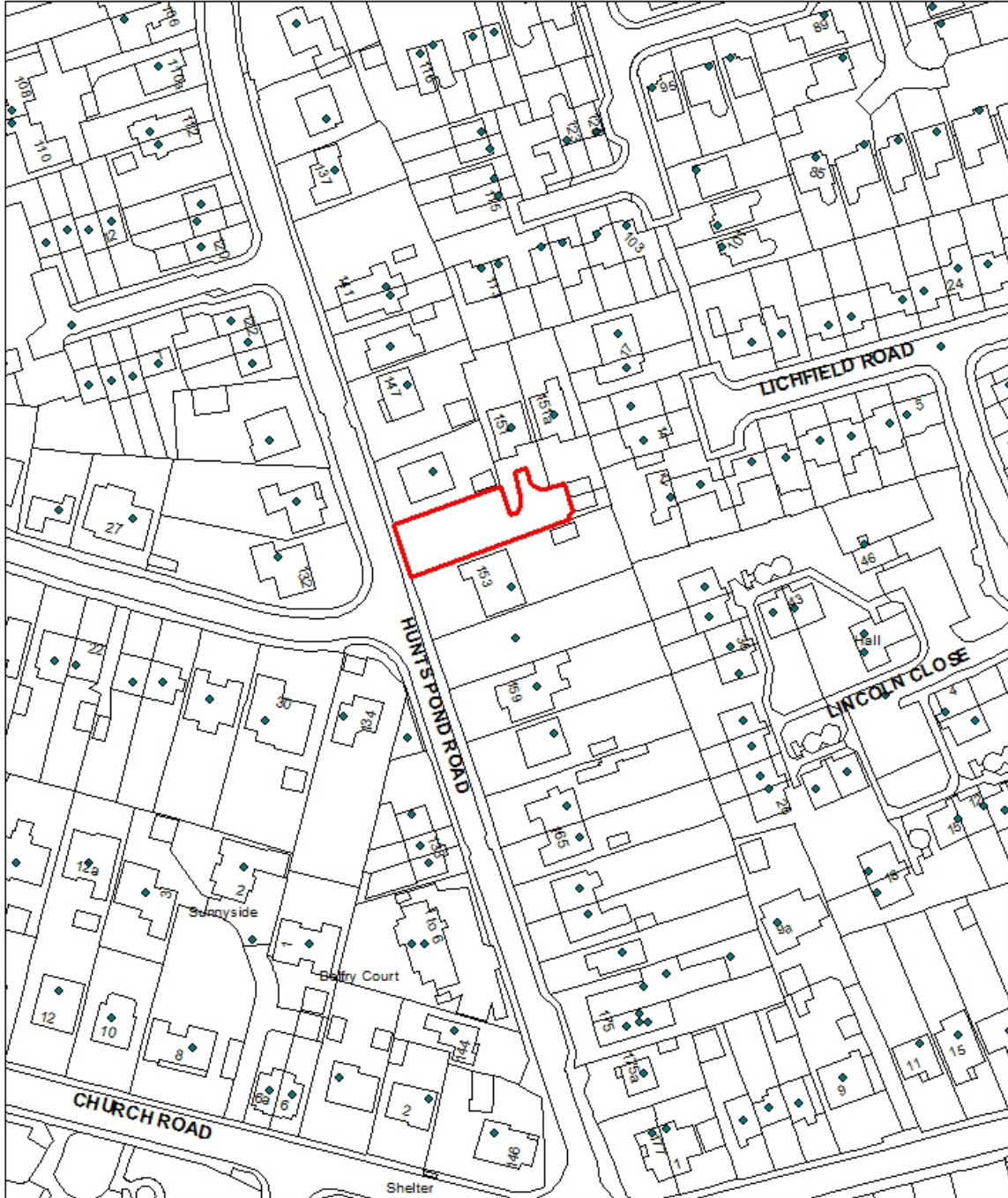
Development in accordance with plans; Code level 4; Noise assessment and implementation of conclusions; landscaping details and maintenance; details of hardsurfacing; details of boundary treatment; access and entrance on to Hunts Pond Road to be constructed in accordance with plans and carried out before remainder of development is commenced; provision and maintenance of car parking area; Provision of bin collection point for properties to rear; fixed and obscure glazing to side dormers up to 1.7m above internal floor level; remove pd rights for extensions and outbuildings; hours of construction; area for construction vehicles and materials; mud on road.

Background Papers

P/08/0288/FP; P/14/0539/FP

FAREHAM

BOROUGH COUNCIL



151 HUNTS POND ROAD
SCALE: 1:1,250

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