

P/14/0509/OA

FAREHAM EAST

DENHAM PROPERTIES LTD

AGENT: VAIL WILLIAMS LLP

OUTLINE PLANNING PERMISSION FOR 17 RESIDENTIAL FLATS AND TWO RETAIL UNITS (ACCESS, LAYOUT & SCALE TO BE CONSIDERED)

142 -144 WEST STREET FAREHAM HAMPSHIRE PO16 0EL

Report By

Kim Hayler - Ext 2367

Site Description

The site lies within Fareham Town Centre, south of West Street;

The site is bounded by West Street to the north, retail units (with residential above) to the east, Holy Trinity Church, a Grade II* Listed Building and its grounds to the west, a public open space to the south west and semi detached housing to the south in Kings Road;

Pedestrian access is from West Street with vehicular access to the east from Kings Road;

A single storey retail unit, with an office at first floor level currently occupies the site (to be demolished) which lies within the Fareham Town Centre Secondary Shopping Area;

The rear of the site is laid out to parking, previously associated with the office use;

To the west of the site, adjacent to the church lies a scout hall which has rights of access across the site.

Description of Proposal

The application has been submitted in outline with all matters reserved other than access, scale and layout.

The application incorporates the provision of 17 flats, within three buildings at 2 - 2.5 storeys high, including two retail units at ground floor fronting West Street.

Block 1 would be orientated to face West Street with retail units addressing the pavement, continuing the retail frontage. A side path is proposed to allow residents to access to a central core which faces onto a rear courtyard.

Block 2 is sited behind block 1, set back from the church to create a courtyard area and improving the space between and setting with the church.

Block 3 is sited south of block 2, allowing for the continued access to the Scout Hall. Car parking is to the south of the site with access from Kings Road.

Eight parking spaces would be provided. Access to existing garages in Kings Road is maintained within the proposed parking arrangement.

The central courtyard would be grassed and landscaped.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS2 - Housing Provision
CS3 - Vitality and Viability of Centres
CS6 - The Development Strategy
CS7 - Development in Fareham
CS8 - Fareham Town Centre Development Location
CS15 - Sustainable Development and Climate Change
CS17 - High Quality Design
CS18 - Provision of Affordable Housing

Development Sites and Policies

DPS1 - Sustainable Development
DSP2 - Design
DSP3 - Environmental Impact
DSP4 - Impact on Living Conditions
DSP6 - Protecting and Enhancing the Historic Environment
DSP15 - Recreational Disturbance on the Solent Special Protection Areas
DSP20 - New Retail Development in Fareham Town Centre
DSP22 - Secondary Shopping Area

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The applicant entered into pre-application discussions with officers. The advice given was generally supportive subject to a number of suggested changes which have been incorporated within the submission.

Representations

Seven representations have been received raising the following concerns and objections:

The access is narrow (only 10 feet wide) and not suitable for large vehicles;
The owners show little interest in maintaining the access;
Vehicles bounce up and down shaking the house;
Damage to corner of house and walls;
Effect of construction traffic;
Loss of privacy/overlooking;
Concern that the proposal will impact on the Scout's access now and in the future;
Limited parking;
Responsibility for future surfacing and maintenance of the access;
Access for deliveries/bin collection to both retail and residential;
Is it possible to allocate spaces for the Scouts/Church?
How will the boundary treatment and access throughout the development be considered?
Inadequate amenity areas for the new residents;
Over development;

Conflict between cars/turning of vehicles and cars accessing garages.

Consultations

Director of Community (Strategic Housing) -

The proposal if consented would deliver a net gain of 17 new units of residential accommodation. A development of this size would attract an affordable housing contribution of 40%. Our preferred method of determining the provision of affordable housing is the bedroom model. Accordingly the number of bedrooms required as affordable to comply with policy CS18 is 7.2 (rounded to 7).

The applicant has stated that they wish to withhold agreeing the affordable housing contribution until a reserved matters application is submitted. In principle Strategic Housing are not adverse to this proposal, however the applicant will need to ensure that any designs proposed at the outline stage will be able to accord with the Council's requirements for affordable housing in terms of unit type, size, and standards. The applicant has been given advice previously on the size of units required.

On the assumption that 40% overall provision can be achieved the Council would look to secure a tenure split of 65:35 in favour of affordable rented accommodation over shared ownership.

Director of Streetscene (Recycling Co-ordinator) - no objection

Environment Agency - no objection

Director of Planning and Development (Urban Design) -

The proposal is supported from an urban design perspective. The following would help to improve the scheme, but it is acknowledged that these are for consideration at reserved matters stage:

Break the full mansard to the west elevation of block 1 such that the roof is set behind a parapet;
Change the false sash windows to block 1.

Director of Planning and Development (Conservation) -

The proposed site would affect the setting of The Church of the Holy Trinity, a grade II* listed building and also the grade II listed adjacent war memorial. There is a tight relationship between the existing buildings on the site and the church, wrapping around the east end of the church with an unsightly tall black wall. This relationship is harmful in views of the church from the street. This proposal is an opportunity to improve both the setting of the listed building and the street scene.

The street elevation is appropriate and the shopfront turns the corner with room for a footpath. It is suggested that the use of a traditional parapet with a roof behind and perhaps a break in the building to add some interest. Any flat roof should be hidden by recessing it below the ridge using a traditional ridge detail.

English Heritage - No objection

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

Director of Community (Environmental Health - Noise) - No objections subject to conditions

Hampshire Constabulary - comments awaited

Director of Community (Environmental Health - Contamination) - no objection subject to conditions

Planning Considerations - Key Issues

The main consideration in this case are:

Principle of development

Scale and character

Impact on living conditions of neighbours and future residents

Affordable housing

Access and parking

Other matters

Principle of development

The site is within a highly sustainable, town centre location close to public transport links and shops and facilities. Policies CS2 (Housing) and CS7 (Development in Fareham) of the adopted Fareham Borough Core Strategy set out housing requirements and in particular the levels of development expected in Fareham and the Town Centre respectively and it is the case that this development will contribute towards achieving this.

Scale and character

The appearance of the proposed buildings is illustrative only, however the scale and layout is for consideration.

The scale of the development is the result of careful consideration of the massing, proportions and location of the existing buildings.

Block 1 is a 2.5 storey building fronting onto the street. The second floor is set back from the building edge with dormer windows to the front and rear elevation. The ridgeline of block 1 is in keeping with the adjacent properties.

Blocks 2 and 3 are two storey in height and are shown with a pitched roof with gable ends in keeping with the architecture seen in West Street and Kings Road.

Officers consider the scale and massing of the blocks would sit comfortably within the streetscape, without compromising the setting of the adjacent church. The final detailed appearance of the building would be considered at the reserved matters stage.

Impact on living conditions of neighbours and future residents

The nearest residential properties that could be affected by this development are in Kings Road to the south east of the site. These properties have rear gardens of approximately 18 metres in depth. Block 3 would be sited approximately 10 metres from the rear garden boundaries of these properties. It is not considered that the proposal would adversely affect

the amenities of these properties to an unacceptable degree in terms of light, outlook or privacy.

The development will be constructed to Code for Sustainable Homes Level 4 standards. The units would each feature appropriate outdoor amenity space in the form of balconies, terraces or private courtyard garden.

Affordable housing

In accordance with Policy CS18 of the Adopted Fareham Borough Core Strategy, 40% affordable housing is proposed in a mix appropriate to the local housing needs, details of which will be provided with the reserved matters application.

Access and parking

Vehicles will continue to access the site from Kings Road. A pedestrian link would be created from the site into West Street and from the site into the adjacent public open space.

Bicycle and bin storage would be included integral to the buildings. The Council's Refuse/Recycling Manager has been consulted on the proposal and raises no objection to the refuse facilities.

The scheme proposes eight parking spaces for 17 flats. The parking is provided without compromising the quality of the accommodation or the amenity space for residents.

The proposed parking includes eight unallocated parking spaces. The Council's adopted Residential Car and Cycle Parking Standards SPD sets out an expectation that proposed developments should provide shared/unallocated parking spaces at a rate of 0.75 per 1 bed dwelling. The Residential Car and Cycle Parking Standards SPD also explains that lower levels of car parking is acceptable in areas of high accessibility or for specific types of residential development that create a lower demand for parking.

The site is located within the heart of the town centre, in extremely close proximity to the main bus station and with the town's railway station a short walk away. It is within easy walking distance of numerous shops including major supermarkets, banks, doctors and dental surgeries as well as other facilities and employment opportunities.

Given the accessibility of the site and the nature of the development, Officers consider the level of parking provision to be acceptable. The proposed layout also respects the right of way afforded to the Scout Hall.

The adjoining neighbour to the north east is alleging that the access is not as wide as has been shown on the submitted plans and that the access shown includes land within his ownership. The access is owned by the church and land registry documents have been provided demonstrating that the width of the access is reflected by the submitted plans.

On-going maintenance of the access would be a private matter for the applicant and the owners of the access to agree.

Other matters

Policy DSP15 of the Local Plan Part 2: Development Sites and Policies sets out the

expectation that, where proposals result in an increase in residential units, a financial contribution shall be made to satisfactorily mitigate the 'in combination' effects of increased recreational visits to the Solent Coastal Special Protection Areas. The applicant has made such a financial contribution.

Conclusion

The application seeks to provide much needed affordable housing provision on a previously developed under used site in a highly sustainable town centre location. The development scale and siting is considered appropriate and will not materially impact upon the neighbouring properties. The level of car parking provision is considered appropriate given the site's highly sustainable location and close access to Fareham Town Centre with its facilities and public transport links.

The application accords with local and national planning policy and is recommended for approval subject to conditions.

Recommendation

Subject to the comments of Hampshire Constabulary;

PERMISSION: Reserved matters - appearance and landscaping; list of approved drawings; materials; boundary treatment; hardsurfacing materials; implementation of landscaping; Code for Sustainable Homes Level 4; bin storage; parking and turning spaces to be provided and retained; cycle storage; construction traffic management plan; access details; hours of work; mud on highway; levels; noise insulation measures; affordable housing, including tenure mix; contamination; levels; retail units.

FAREHAM

BOROUGH COUNCIL



142 - 144 West Street
Fareham
Scale 1:1,250



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