

P/14/0208/FP

PARK GATE

MRS K MAGGS

AGENT: MR I MISSELBROOK

ERECTION OF TWO BED DETACHED DWELLING WITH ASSOCIATED PARKING
WITHIN SITE OF 39 BRIDGE ROAD

39 BRIDGE ROAD PARK GATE SOUTHAMPTON HANTS SO31 7GD

Report By

Rachael Hebden x4424

Introduction

This application follows two related applications. Last year P/13/0146/FP sought permission for one detached, three bed dwelling with associated parking. The application was withdrawn due to officer concerns regarding privacy and the size of the plot. P/13/0939/FP was subsequently submitted and also sought permission for one detached dwelling with associated parking. The plans differed from those previously submitted in that the dwelling only contained one bedroom and the windows at first floor level in the rear elevation had been replaced with high level roof lights. The application was refused for the following reason:

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that:

- i) the proposal would represent a cramped form of development leading to the creation of two markedly smaller plots which would fail to respond positively or be respectful of the prevailing pattern of development in the area;
- ii) by virtue of the limited size of the resultant private garden areas for each dwelling, the proposal would fail to provide adequate external space for either the future occupants of the new dwelling or the occupants of the existing dwelling 39 Bridge Road;
- iii) by virtue of the proximity of an upper floor window in the western flank elevation of the existing dwelling at 39 Bridge Road to the proposed rear garden area to serve the new dwelling, the proposal would give rise to the unacceptable overlooking of that private amenity space to the detriment of the privacy of the future occupants.

Site Description

The application site comprises the curtilage of a two-storey semi-detached dwellinghouse located within the urban area. No. 39 is positioned along the east boundary of the site and as a result the majority of the amenity space is provided to the west side of the property. Vehicular and pedestrian access is provided directly from Bridge Road via an existing highway crossover.

Description of Proposal

Permission is sought for the erection of a detached one-bedroom dwelling with associated parking. The proposed dwelling and its curtilage would be positioned to the west of no. 39. The dwelling would be two storeys in height, with a footprint of 33.5 square metres.

Access to the dwelling is to be via the existing arrangements from Bridge Road. A new hardsurfaced drive and turning area plus three parking spaces to serve the existing and proposed dwelling are shown in the submission.

The application differs from those previously submitted in the following areas:

The current application proposes to demolish the existing rear extension to no. 39. The footprint of the proposed dwelling has been reduced in size and has been amended in shape so that the indent is on the rear elevation rather than the front elevation as previously proposed.

The current application proposes alterations to the first floor layout of no. 39 which would involve replacing the existing clear glazed window (which serves a bedroom) with an obscure glazed window (which would serve a bathroom).

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

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

<u>P/13/0939/FP</u>	PROPOSED DETACHED 1-BED DWELLING WITH ASSOCIATED PARKING (RESUBMISSION OF P/13/0146/FP)
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REFUSE	13/12/2013
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<u>P/13/0146/FP</u>	ERECTION OF DETACHED DWELLING WITH ASSOCIATED PARKING
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WITHDRAWN	03/04/2013
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Representations

Two representations have been received from 37 Bridge Road and 248 Locks Road. The following is a summary of the issues raised:

- Loss of privacy to 248 Locks Road (south of the site)
- The proposed partial demolition of no. 39 and any re-building of this property would result in structural issues to the adjoining property at 37 Bridge Road.
- Public safety and access issues due to increased traffic. The existing access onto the busy A27 is narrow and close to pedestrian crossing facilities. This would also create highway issues during the construction process.
- Rainfall run-off from hardsurfaced areas will cause water/damp ingress to adjoining

property

Consultations

Director of Community (Environmental Health - Contamination): No objection

Director of Community (Environmental Health - Pollution): A traffic noise assessment should be undertaken to assess whether or not protection against noise is required, for example double glazing and/or acoustically insulated trickle vents.

Director of Planning and Development (Highways): No objection subject to conditions requiring car parking and turning areas to be retained, bicycle spaces to be provided and visibility splays to be provided.

Planning Considerations - Key Issues

The key planning considerations are:

- i) Principle of development
- ii) Effect on established character of surrounding area; design and appearance
- iii) Effect on living conditions of neighbours and future occupants
- iv) Highway safety and parking provision
- v) Other matters raised by objectors

- i) Principle of development

This application proposes development of a single dwelling within the private garden area of 39 Bridge Road. Fareham Borough Core Strategy Policies CS2 (Housing Provision) & CS6 (Development Strategy) seek to give priority for residential development to the reuse of previously developed land (PDL) within the existing urban area. By virtue of Annex 2 (page 55) of the National Planning Policy Framework (NPPF), private residential gardens are excluded from the definition of what is to be considered as PDL. Consideration of this scheme is therefore based on the effect of the development on the character of the surrounding area along with other material planning considerations which are set out below.

- ii) Effect on established character of surrounding area; design and appearance

Bridge Road is a long road with a variety of uses and type and scale of buildings. This mixture of form and function is particularly evident in the area immediately surrounding the application site close to the junction with Locks Road/Middle Road. There are blocks of residential apartments in this area as well as commercial premises predominantly on the northern side of the road. Where individual dwellings are to be found along the southern side of the road its character is typified by two storey terraced or semi-detached housing within reasonable size plots.

The application proposes the subdivision of the curtilage of 39 Bridge Road to form two separate residential units. The new proposed dwelling would infill a 'gap' in the streetscene between nos. 39 & 41 and provide a continuity of development within this section of the Bridge Road frontage. The resultant plot sizes of the two dwellings would be smaller than the plot size of neighbouring properties and this was incorporated into the previous reason for refusal, however the application proposes to decrease the footprint of no. 39 by demolishing the existing lean to on the rear elevation and the footprint of the proposed dwelling is also smaller than that previously proposed. The footprint of the proposed dwelling has also been amended so that the step previously incorporated in the front elevation is now incorporated in the rear elevation. The amendments made to the size of

the existing and proposed footprints, combined with the amended shape of the proposed footprint result in an increase in the amount of amenity space which would create a more spacious feel to the development and would address the previous reason for refusal regarding the cramped nature of the development.

It is considered that the proposed dwelling is of an appropriate design, which would sit comfortably within the frontage of Bridge Road and be in keeping with the character of the area when viewed from within the public realm. The increased amount of amenity space would also create more of a sense of spaciousness which would prevent the development from appearing cramped or overdeveloped when viewed from within the rear gardens of neighbouring properties. Overall the proposed development would not have an adverse impact on the character of the area.

iii) Effect on living conditions of neighbours and future occupants

The proposed dwelling is positioned such that there would be no adverse impact on light to or outlook from neighbouring properties.

The two upper floor windows proposed for the southern rear elevation of the house would be constructed with a high level cill so as not to afford any overlooking of the garden area of 248 Locks Road. Outlook from the bedroom proposed at first floor level would be provided by a window fronting the street. A planning condition is suggested to ensure no further windows are constructed at first floor level in the future.

The existing dwelling at 39 Bridge Road has a reasonable sized clear glazed first floor window within the western facing flank elevation. The previous application was refused in part due to the impact that this window would have on the rear garden of the proposed property in terms of overlooking. The current application addresses this by proposing to amend the internal layout of no. 39 to enable the clear glazed first floor window in the west elevation (which currently serves a bedroom) to be replaced with an obscure glazed window (which would serve a bathroom). The amended first floor layout of no. 39, combined with the addition of obscure glazing to the existing first floor window would prevent any overlooking of the garden to the rear of the proposed property and therefore addresses the previous reason for refusal. A condition can be imposed to secure the works to no.39 in advance of development commencing on the new dwelling.

The amenity areas for the existing and new dwelling were previously considered to be cramped and not sufficiently spacious enough to adequately serve the needs of future occupants of either of these houses, however the footprint of the proposed dwelling has been reduced in size and the existing extension to the rear of no. 39 is also proposed to be demolished, therefore increasing the amount of land available for amenity purposes for the occupiers of no. 39 and the proposed new dwelling.

iv) Highway safety and parking provision

The existing means of vehicular access to the site is considered sufficient to serve both the existing and proposed new dwelling subject to the provision of visibility splays as detailed by the Director of Planning & Environment (Highways).

The proposed parking arrangements are satisfactory and meet the required standards as set down in the relevant Council adopted SPD. There would be sufficient space for vehicles to turn on site and leave the properties in a forward gear so as not to adversely affect

highway safety.

A condition is suggested to ensure that construction-related deliveries to the site occur outside of rush-hour times.

v) Other matters raised by objectors

The Director of Community (Environmental Health) has recommended a traffic noise assessment be carried out and any necessary remedial measures implemented. The identification of suitable attenuation measures in regards to traffic noise can be secured by condition.

Concern has been raised by a neighbour over the effect of surface water run-off from the hardsurfaced areas proposed. The submission gives the materials for these areas as being permeable thereby allowing water to penetrate and soakaway on the site.

The owner of the property which is attached to no. 39, has raised concerns regarding the impact that the removal of the existing extension to the rear of no. 39 would have on the structural integrity of their property, however this is a matter for consideration by Building Control and would also fall within the scope of The Party Wall Act. It is recommended that an informative is included to remind the applicant of their obligations under the Party Wall Act.

In view of the above the application is recommended:

PERMISSION

Development within 3 years; development in accordance with approved plans; details of materials to be provided; details of soft and hard landscaping; details of boundary treatment; layout and retention of car parking, provision of cycle storage; visibility splays to be provided; noise traffic report with attenuation measures if required; remove permitted development rights for extensions to no. 39 or proposed dwelling; remove permitted development rights for detached structures within the garden of no. 39 or the proposed dwelling; remove permitted development rights for the addition of windows at first floor level to the rear of the proposed dwelling; extension to rear of no. 39 to be demolished prior to construction; first floor layout of no. 39 to be amended and obscure glazing to be added to the side window prior to the occupation of the new dwelling; details of parking provision during construction; details of provision for the storage of materials during construction; no deliveries during rush hours; standard warning informative.

FAREHAM

BOROUGH COUNCIL



39 BRIDGE ROAD
SCALE: 1:1,250

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