

**P/14/0685/FP**

MR KURT BROWN

**TITCHFIELD COMMON**

AGENT: PMG BUILDING  
DESIGN&CONSULTANC

PROPOSED CONVERSION TO FORM FOUR DWELLINGS, INCLUDING ROOF ALTERATIONS, ALTERATIONS TO FENESTRATION, RECONSTRUCTING EXTERNAL WALLS, NEW FRONT BOUNDARY WALL, BIN AND CYCLE STORAGE AND ASSOCIATED LANDSCAPING

AMBLESIDE LODGE 10 HUNTS POND ROAD PARK GATE SOUTHAMPTON SO31 6QA

***Report By***

Graham Pretty (Ext.2526)

***Site Description***

The application site is located on the southwest side of Hunts Pond Road a short distance from the junction with Bridge Road (A27). The property is currently vacant and is a detached bungalow with side and rear flat roofed extensions and a double access on to the road. The rear boundary backs on to the playing field of Park Gate Primary School and is screened by mature vegetation. The side boundaries are fenced.

***Description of Proposal***

The proposal is to convert the bungalow, which has a large footprint, into three, one-bedroom units and one two-bedroom (utilising the large rear extension). The existing flat roofed extensions would be re-roofed with fully hipped roof structures and an existing flat roofed rear dormer would be removed and fenestration and external walls adjusted to suit. Amended plans have been submitted to meet the requirements of the Director of Planning and Development (Highways) and show the northernmost access would be closed off and the southern access widened and parking and turning provided for 5 allocated spaces and 1 visitor space.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

**Approved SPG/SPD**

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

**Development Sites and Policies**

DPS1 - Sustainable Development

DSP2 - Design

DSP4 - Impact on Living Conditions

## **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

### ***Relevant Planning History***

The following planning history is relevant:

<b><u>P/08/0862/CU</u></b>	<b>CHANGE OF USE FROM BED &amp; BREAKFAST ACCOMMODATION TO MIXED RESIDENTIAL/ BUSINESS USE (HAIRDRESSERS)</b> PERMISSION 08/09/2008
<b><u>P/91/0117/FP</u></b>	<b>REAR EXTENSION AND ALTERATIONS TO INCREASE NUMBER OF REST HOME RESIDENTS FROM 9 TO 10</b> PERMISSION 29/05/1991
<b><u>P/05/0050/CU</u></b>	<b>Change of Use from Residential to Bed &amp; Breakfast Business (Retrospective Application)</b> PERMISSION 17/03/2005
<b><u>P/05/0049/FP</u></b>	<b>Retention of Porch</b> PERMISSION 02/03/2005
<b><u>P/03/1678/FP</u></b>	<b>Erection of Front Porch</b> PERMISSION 11/12/2003

### ***Representations***

Two letters have been received in support of the application, pointing out that property is currently an eyesore

One letter has been received raising concern that there would be insufficient car parking in view of the location and volume of traffic.

### ***Consultations***

Director of Planning and Development (Highways) - No objections to amended plan subject to conditions.

Director of Community (Pollution and Suitability) - No objection subject to adequate sound proofing

Director of Community (Contaminated Land) - No objection.

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

The key issues in this case are:

- Principle of Development
- Impact on the character and appearance of the area
- Impact on neighbouring property
- Living conditions
- Highways

Principle of Development -

The site is located within the built up area of Park Gate where the principle of further development is acceptable subject to design and impact. In this case the proposed development would result in the provision of four small dwellings to replace one, contributing to the overall achievement of the housing aims of Policies, CS2, CS6 and CS9 of the Core Strategy.

Impact on the character and appearance of the area -

The application site is currently in a poor condition with the property being unoccupied. It has also been extended in the past with less than attractive flat roofed extensions, part of which are visible from the street. The proposed development involves the re-roofing of the flat roofed areas with hipped and tiled roof areas to match the existing. The development would result in an overall enhancement to the appearance of the site and therefore to the appearance of the area in general.

Impact on neighbouring property -

The property is single storey and it is not proposed to include any first floor accommodation. The boundaries to adjacent properties are screened by fencing. There will be an overall reduction in the number of side openings and side access to the dwellings will be pedestrian only with all vehicle movements restricted to the front. The rear garden will be for communal use. It is considered that the impact upon the amenities of the neighbours will be minimal.

Living conditions -

The Director of Community (Pollution and Suitability) has indicated that sound proofing may be required to the party wall of the bedroom to proposed Flat 2. It is considered that details of this can be required by condition.

Highways -

The access to the site will be rationalised with only the southeastern access point remaining open. In accordance with the requests of the Director of Planning and Development (Highways) the access would be widened up to the southeastern boundary. The front hardstanding has been adjusted to show the provision of 1 car parking space each for the 1-bed units and 2 spaces for the 2-bed. The scheme also includes a visitor space. On the basis of the amended plans no highway objection is raised.

Recommend:

PERMISSION:

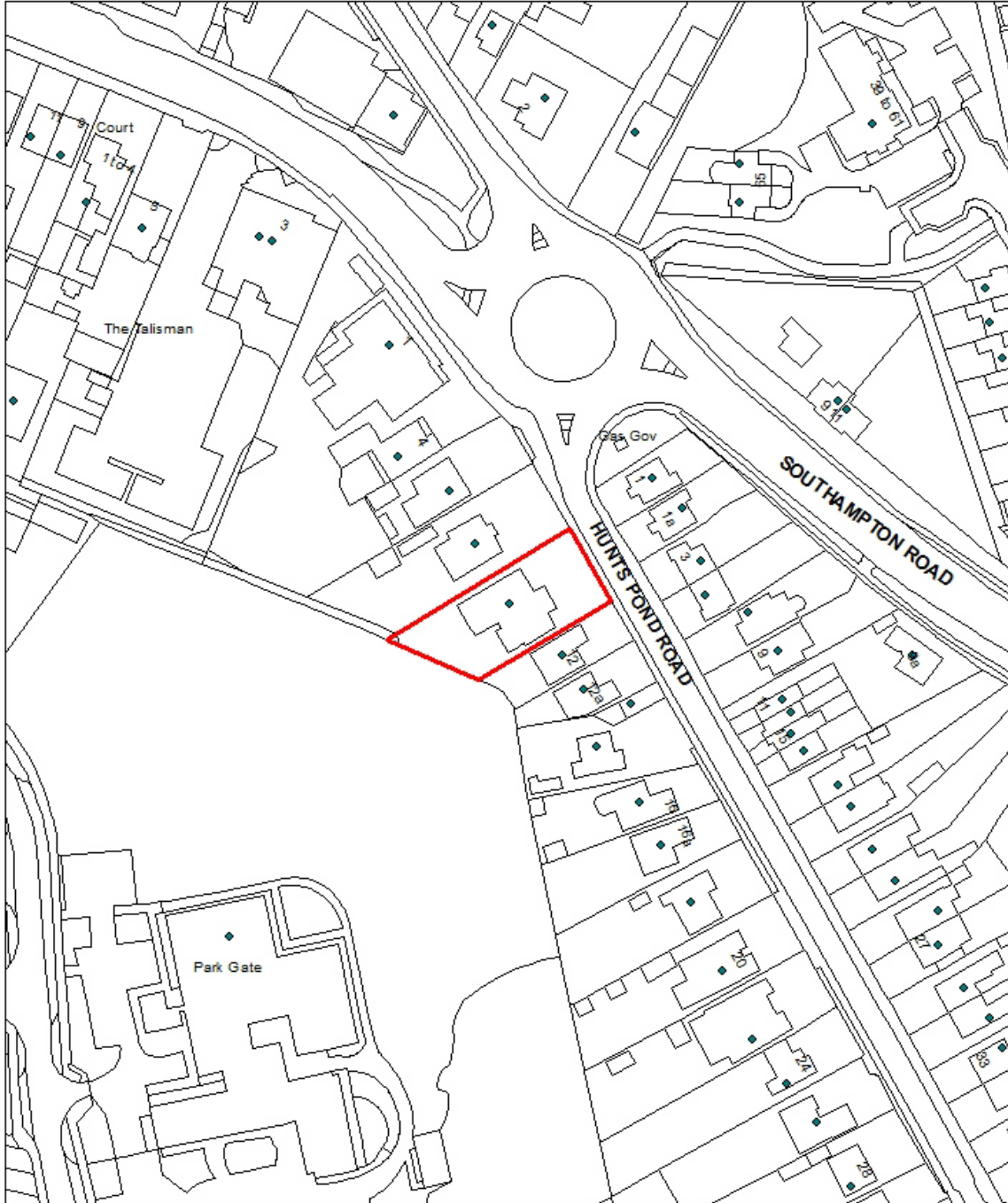
Matching materials; provision of car parking; details and provision of cycle storage; construction of access; landscaping; details of soundproofing.

***Background Papers***

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# FAREHAM

## BOROUGH COUNCIL



10 HUNTS POND ROAD -  
AMBLESIDE LODGE  
SCALE: 1:1,250

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