

**P/14/0722/FP**

MRS PAYNE

**SARISBURY**

AGENT: SOUTHERN PLANNING  
PRACTICE

ERECTION OF DETACHED BUNGALOW WITH ROOMS ON ROOF FOLLOWING  
DEMOLITION OF EXISTING GARAGE AND NEW ACCESS

296 BOTLEY ROAD BURRIDGE SOUTHAMPTON SO31 1BQ

***Report By***

Mark Wyatt - x 2412

***Introduction***

This application is reported to the Planning Committee in accordance with the Adopted Scheme of Delegation.

***Site Description***

The application site is on the eastern side of Botley Road on the south side of the junction of Whiteley Lane. The site is a broadly rectangular plot created as a result of the subdivision of the garden of number 296 Botley Road. The application site currently consists of the front garden area for 296 and the detached garage building as well as a portion of the rear garden.

***Description of Proposal***

The application seeks full planning permission for the demolition of the existing double garage to the side of 296 and the erection of a chalet style dwelling in its place. A new access is to be created onto Botley Road with a shared parking and turning area for the retained dwelling at 296 and the proposed new dwelling at the front of the site.

***Policies***

The following policies apply to this application:  
National Planning Policy Framework (NPPF):

**Approved Fareham Borough Core Strategy**

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS8 - Fareham Town Centre Development Location

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

**Development Sites and Policies**

DPS1 - Sustainable Development

DSP2 - Design

DSP7 - New Residential Development Outside of the Defined Urban Settlement Boundaries

## **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

H14 - Frontage Infill in the Countryside

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

The following planning history is relevant:

<b><u>P/14/0562/FP</u></b>	<b>DEMOLITION OF GARAGE AND ERECTION OF A DETACHED DWELLING</b>	
	WITHDRAWN	23/07/2014
<b><u>P/00/1349/FP</u></b>	<b>Erection of Double Garage</b>	
	PERMISSION	25/01/2001
<b><u>P/95/0627/FP</u></b>	<b>ERECTION OF SINGLE STOREY SIDE EXTENSION</b>	
	PERMISSION	20/07/1995
<b><u>FBC.92/1</u></b>		
	PERMISSION	28/06/1978

### ***Representations***

One letter from 294 Botley Road:

NO OBJECTION:

- As immediate neighbours we have absolutely no objection to this development.

One letter from 298 Botley Road:

OBJECTION:

- In line with my objection to the previous application the proposal is completely out of context with nearby properties which are substantial family homes.

- It is true that there are narrow properties on Botley Road but not in this context and not in this part.

- The application does not meet with 4.7 a, b, c and 4.8 b.

- I have no objection to an extension or a one dwelling re-build.

### ***Consultations***

Director of Planning & Development:

- Highways: No objection subject to conditions.

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

The key considerations are:

- The principle for development

- Character and appearance

- Amenity

- Highways

- Solent Disturbance Mitigation

THE PRINCIPLE FOR DEVELOPMENT:

The application site is, for the purposes of planning policy within the countryside as defined on the inset maps of the Borough Local Plan Review. Policy CS14 of the Core Strategy seeks to restrict new development in the countryside to types that require an essential need for a rural location such as development essential to agriculture.

However, Policy H14 of the Borough Local Plan Review remains part of the development plan and this policy facilitates the development of new housing in the countryside providing it

- a) occupies a gap between dwellings in an otherwise continuously built up frontage and would not harm the character of the area
- b) the new dwellings and plots are similar in size and character to adjoining properties
- c) it does not result in the extension of a frontage or the consolidation of an isolated group of dwellings and
- d) it does not involve the sitings of the rear of the existing dwellings.

The application site can therefore benefit from the application of policy H14 of the Local Plan Review such that the principle for some form of additional residential development may be acceptable. The key assessment in terms of impact on the character and appearance of the area is addressed later in this report.

The emerging policies in the Local Plan Part 2 are gathering weight in decision making as the Plan has now been submitted to the Inspectorate for examination in public. Policy DSP7 addresses the matter of new residential development outside of the defined urban settlement boundaries. There is no infill provision in the emerging policy and the inset maps place the application site within the Countryside.

Paragraph 216 of the NPPF requires weight to be afforded to emerging policies dependant on the level of unresolved objections that apply to the policy. In this case the wording of the policy has not been subject to major objections, however the principle behind the policy and the urban area boundary review has been objected to. As such this policy is afforded only 'moderate' weight.

Policy H14 remains part of the development plan and this is the definitive document for determining the application in this case.

#### CHARACTER AND APPEARANCE:

The first test of policy CS17 of the Core Strategy is that development must "...respond positively to and be respectful of the key characteristics of the area, including...scale, form, spaciousness".

The character of the immediate area is defined by a mixture of house styles and designs with bungalows, chalet bungalows and two storey dwellings present. The dwellings are set in rectangular plots with a generous set back from the road.

The application submits that there is a range of plot sizes along the road and that there are a number of plot widths and that the application proposal sits comfortably within this range.

Width range: 4m - 17m = application site; 8m  
plot size: 539sq.m - 1,982sq.m = application site; 1,310sq.m

The application also submits that the development must be considered in the whole context of Botley Road and not just the area/properties surrounding the site.

The architecture along Botley Road varies significantly as do the plot widths and building sizes. As a consequence the character changes along the Road from the south to the north. It would be wrong to rely on the whole of this road given that the more narrow plots are significantly further south closer to the M27 motorway and the plots are generally larger and

houses more generous at the location of the application site and further northward. To rely on the houses from the southern part of the Road in the vicinity of the application site would jar with the prevailing character of the area.

Whilst the majority of the plot width for the application site is 12m (the bulk of the rear garden), it does pinch down to the 8m quoted by the applicant as a result of the site wrapping around the existing house of 296.

It is not a case of simply analysing a range of plot sizes and widths however. It is how these plots relate to the character of the area and their neighbouring plots that is the key test in criterion a) of policy H14. In this case the proposed dwelling with the approximate 8m wide building sits within 1.2m of 296 Botley Road. Numbers 294, 296 and 298 have building widths of at least 14.5m by comparison. These reasonably wide frontages are complemented by reasonable separation distances of at least 2m between buildings.

It is considered that the narrow width of the plot frontage proposed coupled with the siting of the dwelling is such that the proposal will have a cramped appearance in the street scene, would not relate well to the house to be retained at number 296 and would be out of keeping with the character defined above. Whilst the site can benefit, at the current time, from the application of policy H14, the overall effect of this development would appear cramped and discordant within its setting. The proposal therefore fails to comply with the tests in policy H14 and the tests in policy CS17 of the Core Strategy.

It is accepted that the application site already accommodates a detached double garage. However, a building that is used and has the appearance as being incidental to the residential occupation of the dwelling at 296 does not have the same effect as a new dwelling in terms of the overall impact upon the countryside.

#### AMENITY:

The retained garden for 296 Botley Road includes a detached conservatory style building that appears to be used as a play room. This building has a brick rear (west) wall along side the application site such that the proposed dwelling protrudes just under 4m in length beyond this play room and is offset from the retained garden for 296 by 5m. This rear element of the proposed house includes a bedroom and bathroom window, is of single storey design with a hipped roof such that the proposal is not considered to result in a dominant or overbearing effect on the garden of 296. Additionally, given that there could be a boundary fence erected up to 2m in height between plots, there would not be any significant impact upon the amenity of the retained garden by virtue of overlooking.

#### HIGHWAYS:

296 currently takes its access off Whiteley Lane along the northern site boundary. The proposal seeks to close this access and a new access formed onto Botley Road to serve the existing dwelling and the proposed dwelling. Direct access to Botley Road is not unusual with neighbouring plots and neither is forward driveway and parking areas. The provision of a shared access is preferable to individual access points onto the highway. There is no highway objection to the proposal.

#### SOLENT DISTURBANCE MITIGATION PROJECT CONTRIBUTIONS:

Policy CS4 (Green Infrastructure, Biodiversity and Geological Conservation) of the Core Strategy sets out that the habitats of importance to the borough, including SPA's will be protected. The policy also proposes that Fareham Borough Council will work with other authorities in the PUSH area to develop and implement a strategy to protect European Sites

from recreational pressure. CS4 sets out that developments likely to have an individual or cumulative adverse impact will not be permitted unless the necessary mitigation measures have been secured.

Emerging policies DSP14 (Supporting Sites for Brent Geese and Waders) & DSP15 (Recreational Disturbance on the Solent Protection Areas) have not been the subject of public consultation yet so the weight attributed to these policies is minimal. However, under the Habitat Regulations 2010, the Local Planning Authority has a legal requirement not to adversely affect the integrity of the SPA.

Recently gathered evidence by Natural England demonstrates that new development can reduce the quality of the habitat in the Solent SPA's. Any development that would result in an increase in the local population may have an impact either alone or in combination with other development on the coastal habitat. Development can increase the population at the coast and thus increase the level of disturbance and the resultant effect on the SPA's conservation objectives.

In the absence of a legal agreement to secure a financial contribution toward the Solent Disturbance Mitigation Project interim strategy, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas.

#### **CONCLUSION:**

The application proposal will result in a cramped development that would be harmful to the character and appearance of the area and the scheme fails to mitigate its impact upon the Solent coastal protection area. As such the proposal is unacceptable and is recommended for refusal.

#### ***Recommendation***

REFUSE for the reasons:

01) The development is contrary to the Saved policy H14 of the Fareham Borough Local Plan Review, policy CS17 of the Fareham Borough Core Strategy and advice in the National Planning Policy Framework paragraphs 53 and 58. By virtue of the detailed design of the proposed dwelling and its siting in proximity to number 296 Botley Road plus the narrowness of the plot as a result of the development will adversely affect the character of the street scene and create a cramped and discordant element in this part of the Borough.

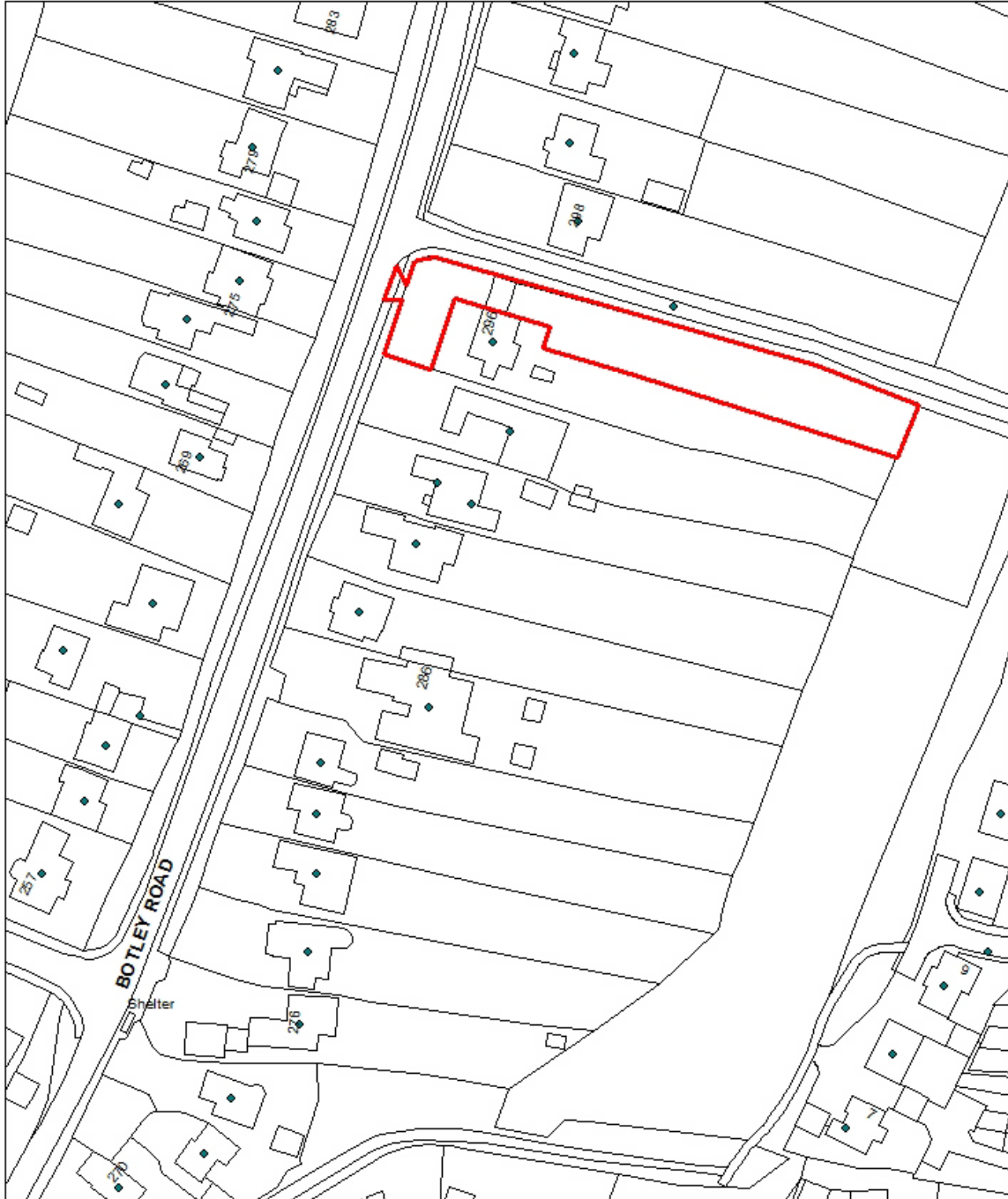
02) In the absence of a legal agreement to secure a financial contribution towards the Solent Disturbance Mitigation Project, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas. The development would therefore be contrary to Policy CS4 (Green Infrastructure, Biodiversity and Geological Conservation) of the adopted Fareham Borough Core Strategy, Policy DSP14 (Recreational Disturbance on the Solent Special Protection Areas) of the emerging Local Plan Part 2: Development Sites and Policies and paragraph 118 of the National Planning Policy Framework.

#### ***Background Papers***

FBC.92/1, P/95/0627/FP, P/00/1349/FP, P/14/0562/FP

# FAREHAM

## BOROUGH COUNCIL



296 BOTLEY ROAD  
SCALE: 1:1,250

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