

P/14/0741/FP

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FAREHAM NORTH-WEST

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ALTERATIONS OF EXISTING DWELLING AND ERECTION OF A 4 BEDROOM
DWELLING AND CARPORT AND ASSOCIATED WORKS

137 GUDGE HEATH LANE - LAND TO REAR OF - FAREHAM HAMPSHIRE PO15 6PR

Report By

Mark Wyatt - x2412

Introduction

This application is presented to the Committee in accordance with the Council's scheme of delegation.

Site Description

The application site is a broadly rectangular shaped plot on the northern side of Gudge Heath Lane. The site is the corner property at the junction with Sunlight Gardens to the east.

The existing dwelling on site is a cream render bungalow under a concrete tiled roof. The land falls to the north east. The boundaries are fenced and the rear garden laid to lawn. The frontage of the existing bungalow has a modern porch constructed of a red facing brick and the land forward of the house is laid to tarmac enclosed by a brick wall to the Lane.

The character of the area is mixed and varied. The surrounding development is a mixture of bungalows, chalet bungalows and two storey dwellings with a mixed pallet of materials. The frontages, in the main, are generally soft and landscaped which contributes to the suburban form of the area although there are some hard boundaries (such as the application site) and open frontages. Sunlight Gardens is a new development and is built to a much higher density than the dwellings on Gudge Heath Lane.

The neighbouring dwelling to the immediate north west is one of a pair of chalet bungalows. Beyond this pair are two back land dwellings (139a and 139b) served by a single track drive between 137b and 141.

Description of Proposal

The application seeks full planning permission for the subdivision of the plot with the extension and alteration of the existing bungalow and the construction of a new dwelling to the rear.

Access is to be taken from Gudge Heath Lane with an access drive to the south eastern side of the bungalow and extending to the rear, parallel to Sunlight Gardens. A new, two storey four bedroom dwelling is to be erected at the rear of the site adjacent to 139b Gudge Heath Lane. A two bay car port and three further parking spaces are provided at the rear of the bungalow with a new 1.8m high brick wall to the boundaries. A landscape strip is proposed adjacent to the garden of 137a Gudge Heath Lane.

Policies

The following policies apply to this application:

National Planning Policy Framework (NPPF)

Fareham Borough Local Plan Review

CS2 - Housing Provision

CS6 - The Development Strategy

CS7 - Development in Fareham

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Approved SPG/SPD

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

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Fareham Borough Local Plan Review

DG4 - Site Characteristics

C18 - Protected Species

Relevant Planning History

The following planning history is relevant:

P/14/0491/FP **DEMOLITION OF EXISTING DWELLING AND ERECTION OF 1 No.4
BED DETACHED DWELLING AND 2 No. 3 BED SEMI DETACHED
DWELLINGS AND ASSOCIATED WORKS**

WITHDRAWN 09/07/2014

P/14/0267/FP **DEMOLITION OF EXISTING DWELLING AND ERECTION OF 4 NO. 3
BEDROOM DWELLINGS AND ASSOCIATED WORKS.**

WITHDRAWN 07/05/2014

Representations

One letter from 14 Sunlight Gardens:

OBJECTION:

- This more than doubles the housing density on the site and as such contravenes the Fareham Borough Local Plan Review - Policy DG1 in that it would detract from the use and enjoyment of adjacent land and have an adverse impact on the wider environment by reason of increased traffic, parking, noise, dust fumes/smoke.

Consultations

Director of Planning & Development:

- Highways: No objection subject to conditions

Planning Considerations - Key Issues

The key planning considerations in the determination of this application are:

- The principle of development
- The impact on the character and appearance of the area
- Amenity
- Highways
- Solent Disturbance Mitigation Project

THE PRINCIPLE OF DEVELOPMENT:

The application site is, for the purposes of planning policy, within the defined settlement boundary. Core Strategy policy CS2 (Housing Provision) and policy CS6 (The Development Strategy) and policy CS7 (Development in Fareham) are relevant for housing proposals. The policies seek to facilitate housing development within the settlement boundary providing the setting of the settlement is protected. The redevelopment of land for housing purposes is therefore acceptable in principle subject to the the consideration of the relevant planning considerations.

The National Planning Policy Framework (NPPF) seeks to resist development of residential gardens where it would harm the character of the local area (para 53). Additionally, the NPPF excludes gardens from the definition of Previously Developed Land (PDL) in annexe 2. One of the key tests, therefore is whether the development would result in demonstrable harm to the character of the area.

Third party comments make reference to Borough Local Plan Review policy DG1. This policy no longer makes up part of the development plan. This policy was effectively replaced by policies CS15 and CS16 of the Core Strategy.

In terms of the representation with reference to sustainable development and emissions from new development, the Council would require the dwelling to be built to at least code level 4 of the Code for Sustainable Homes.

IMPACT UPON THE CHARACTER AND APPEARANCE OF THE AREA:

Gudge Heath Lane is a largely residential street that has developed through the years with a number of different architectural styles and age of property. The principle type of buildings are from the 1920-50's with some older buildings (Victorian) and more recent 21st century infill development. The general character is that the dwellings are set back from the road and benefit from generally large plots with space about dwellings. With regards to those dwellings that are of semi-detached design, these dwellings still benefit from a generous plot and generally have a reasonable level of space about their non-attached sides. As described above, generally, the frontages are also of landscaped form and this, along with the spaces between properties which allow for views of trees beyond, helps create a suburban and partly sylvan character.

The application site sits at the junction of Gudge Heath Lane and Sunlight Gardens. Sunlight Gardens is a recent development at a far higher density than the properties that front Gudge Heath Lane. This site is a scheme that redeveloped a former laundry site and oil depot. The design is much tighter than Gudge Heath Lane and the built form is at a much higher density.

Back land development is in existence to the north of the site at 139a and 139b Gudge Heath Lane. The eastern wall of 139b is visible from Sunlight Gardens across the application site.

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 site already accommodates a detached dwelling, the previously mentioned bungalow, that sits across the plot. The extension and alteration of this existing building to a chalet style property is not considered to be harmful to the character of the area. The proposed alterations do increase the height and bulk of the dwelling, however there is a mixture of architectural styles along the lane including a chalet dwelling next door at 137a Gudge Heath Lane. The altered bungalow would not appear out of context.

To the rear of the existing dwelling it is proposed to erect a new two storey dwelling. It is clear from the recent planning history for the site the scale and density of development has been greatly reduced. The single dwelling will sit adjacent to number 139b Gudge Heath Lane, which, as described above, can be seen from Sunlight Gardens.

The site is enclosed already by a 1.8m high close boarded fence and the drive extends to the eastern side of the bungalow as it exists where there is an existing side car port. As such the provision of the access drive will not be readily apparent or harmful to the Gudge Heath Lane street scene.

Given the existence of 139b Gudge Heath Lane and the terrace of 10-16 Sunlight Gardens, the presence of a new building at the rear of the application site would not appear out of keeping or detract from the character of the area. The architecture is simple with a facing brick and concrete tile covered hipped roof such that there is no conflict with the requirements of policy CS17.

AMENITY:

The proposed access drive is to serve both dwellings. The access drive has been relocated from the two withdrawn schemes to run parallel to Sunlight Gardens as opposed to adjacent to the garden of 137a. There are parking spaces and a simple timber framed car port adjacent to the boundary with 137a Gudge Heath Lane. However these spaces are off set by 1.2m with a landscaped strip between the parking spaces and the boundary beyond which is the rear garden of 137a. The existing boundary is a 1.8m high timber panel fence for the length of the boundary. The application proposes to replace this with a 1.8m high brick wall to further help mitigate the siting of the parking area adjacent to the neighbouring garden.

The rear garden area for the retained bungalow provides a garden 9m deep by 11m wide (99sq.m) and the garden for the new dwelling is 8m deep by 13.5m wide (108sq.m). The Council has previously sought to secure an 11m deep garden for new developments irrespective of plot width. This is primarily in the interest of privacy and securing adequate separation between properties.

Paragraph A6.8 of Appendix 6 of the Borough Local Plan Review does advise that shorter gardens may be acceptable if it would lead to an improvement in the layout and providing an appropriate garden area is provided. In this case, balancing the need to make efficient use of land within the settlement boundaries and the size of the gardens provided, the proposal is considered to provide an appropriate level of amenity space.

There is 29.5m separation distance between the two dwellings on the application site and 21m between the front elevation of the new dwelling and the rear of 137a Gudge Heath

Lane; 10m separates the new dwelling and the end of the garden to 137a. Whilst these distances are slightly less than the requirements in the Local Plan Review (22m and 11m respectively) it must be accepted that some degree of mutual overlooking already occurs from first floor bedroom windows of existing neighbouring properties (139b). The closest window at first floor level in the new dwelling serves a bedroom. Taking into account the relative infrequency with which residents would usually stand looking out of bedroom windows and the fact that the window design is a reasonable size opening for the room that it serves; it is not considered that the proposal would cause such a degree of harm to the amenity of the occupiers of 137a Gudge Heath Lane as to justify refusal of the application on this ground.

There is 14m between the rear wall of the new dwelling and 17 Sunlight gardens which has one small, obscurely glazed window in its flank elevation.

HIGHWAYS:

The application proposes a slight alteration to the existing access and the parking provision meets the maximum standards required by the Supplementary Planning Document. Subject to conditions 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 this case the required mitigation was secured on 28th August 2014 such that the development is acceptable in terms of any impact on the important coastline designations.

CONCLUSION:

The application is considered acceptable for permission without harm to the amenity of the area or neighbouring properties whilst providing a windfall housing site within the defined settlement boundary that will contribute toward the Boroughs Housing supply. There is no highway objection to the proposal and the scheme has provided the required mitigation toward the Solent Disturbance Mitigation Project.

Recommendation

PERMISSION subject to conditions:

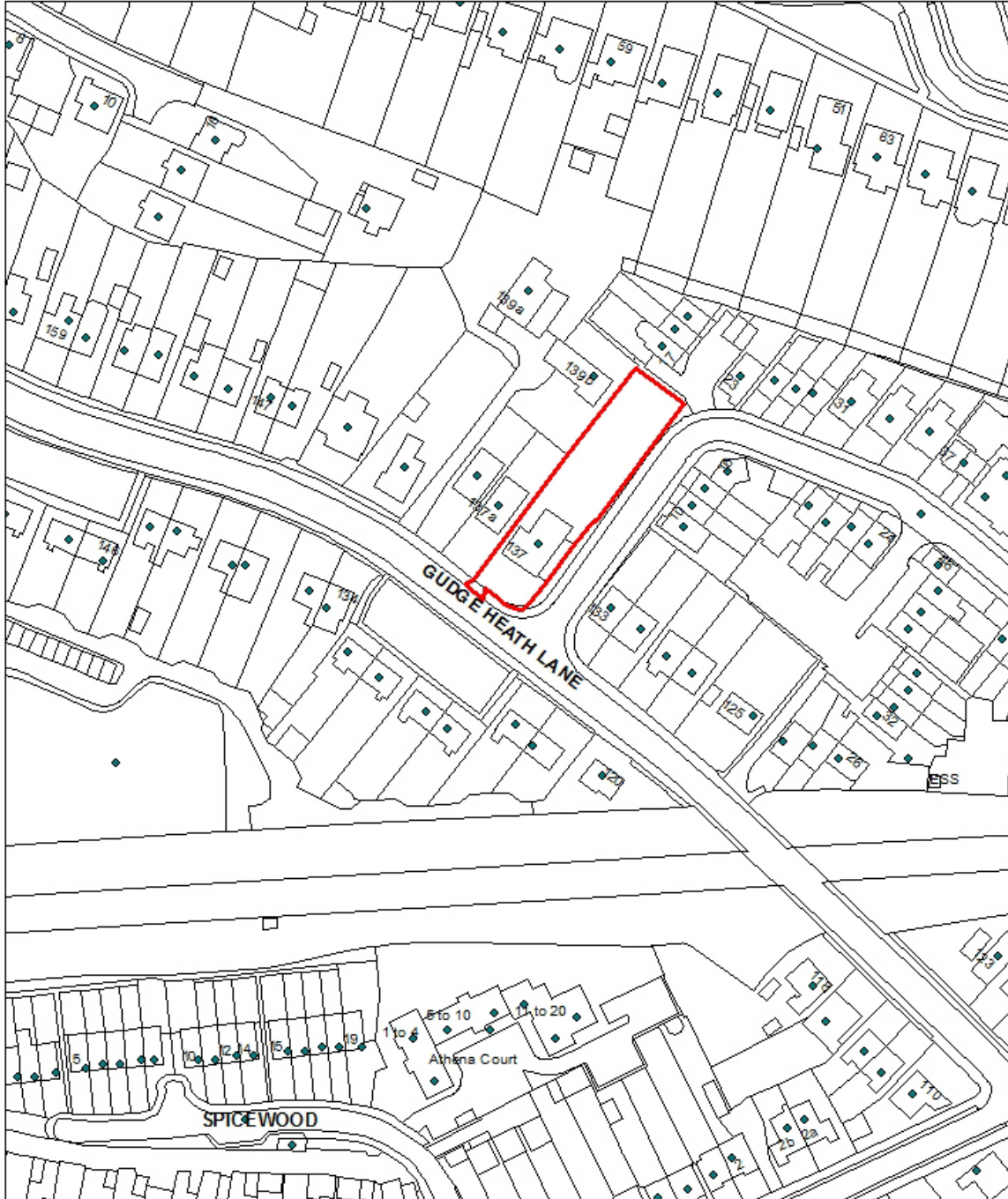
Commence within three years; in accordance with plans; material samples to be submitted; external surfaces to be approved; access constructed prior to occupation; parking provided by occupation; bin/cycle store at occupation; sight lines.

Background Papers

P/14/0491/FP, P/14/0267/FP

FAREHAM

BOROUGH COUNCIL



137 GUDGE HEATH LANE
SCALE: 1:1,250

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