

UPDATES

for Committee Meeting to be held on 22 October 2014

ZONE 1 - WESTERN WARDS

(1) **P/14/0818/FP** **TITCHFIELD COMMON**
181 HUNTS POND ROAD FAREHAM HAMPSHIRE PO14 4PL

Revised drawings have been received showing changes to the proposed parking layout. The revised parking layout would provide sufficient parking and turning space for cars to leave the site in a forward gear. It is considered therefore that the recommended reason for refusal iv) given in the main body of the report has been successfully addressed. A revised recommendation with this reason for refusal removed is set out in full below:

RECOMMENDATION:

The proposed development would be contrary to Policies CS4, CS5 & CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2 & DSP15 of the emerging Local Plan Part 2: Development Sites and Policies and would be unacceptable in that;

i) the proposed studio apartment would constitute a form of accommodation out of keeping with the prevailing pattern of development in the surrounding area and harmful to its established character;

ii) the proposed studio apartment would fail to provide adequate internal space to meet the requirements of future occupiers of that unit;

iii) the development would fail to provide adequate external amenity space to meet the requirements of future occupiers;

iv) in the absence of a financial contribution, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed net increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.

(2) **P/14/0882/FP** **WARSASH**
5 OSBORNE ROAD - LAND TO REAR OF - WARSASH SOUTHAMPTON SO31 9GJ

One further letter of representation has been received (from 14 Church Road) since the drafting of the main agenda report. This letter raises the same issues that are summarised in the agenda with the additional point as follows:

- Can we not look into the flooding implications of this on this wonderful environment? Where does the water go?

FLOODING:

The site is, for the purposes of the Environment Agency (EA) Flood Risk Mapping, within flood zone 1, which is the area of lowest risk and applies to all land not in zones 2 and 3. The NPPF advises that development should be steered to areas with the lowest probability of flood risk; such as the sites within zone 1. Additionally the EA standing advice on this type of development in this flood risk zone states "...For developments (other than changes of use) less than 1 hectare in Flood Zone 1, the main flood risk issue to consider is usually the management of surface water run-off. Drainage

from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives."

In response to the additional representation, the application sets out that foul sewage is to be disposed of via a connection to the mains sewer. Surface water run-off is proposed to be dealt with by on site soakaway. The detailed design of the soakaway including the porosity and capacity of the ground will be addressed through the building regulations but a soakaway is considered to be an appropriate means of addressing surface water run-off in this case.

AMENITY:

Since the drafting of the main agenda, it is considered appropriate, in the interests of neighbouring amenity, to withdraw by planning condition permitted development rights under Part 1, Class A (The enlargement, improvement or other alteration to a dwellinghouse), Class B (The enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class C (Any other alteration to the roof of a dwellinghouse) and Class E (Development within the curtilage of a dwellinghouse).

SOLENT DISTURBANCE MITIGATION PROJECT (SDMP):

The required financial contribution has been received by the Council such that this element of the proposal is now considered to be acceptable. The recommendation is amended accordingly:

AMENDED RECOMMENDATION:

PERMISSION as per the conditions in the main agenda plus an additional condition to withdraw permitted development for Part 1, Classes A-C and E.

(3) **P/14/0891/FP** **WARSASH**
BROOK AVENUE - GREYSBROOK - WARSASH SO31 9HN

One additional letter of objection has been received from The Brook. The following is a summary of the points raised:

- Concern that the building work will create drainage issues if the existing drainage is not improved.
 - Loss of privacy to the neighbouring property due to overlooking of the rear garden.
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ZONE 2 - FAREHAM

(4) **P/14/0815/FP** **FAREHAM EAST**
64 SOUTHAMPTON ROAD FAREHAM PO16 7EA

The Development Contribution relating to the Solent Disturbance mitigation Project has been paid. The recommendation is therefore for Permission subject to conditions with no proviso.

(6) **P/14/0874/FP** **FAREHAM EAST**
25 EARLS ROAD FAREHAM PO16 0RT

For Members information this is an officer application.
