

P/14/0886/FP

PARK GATE

SAXON UK DEVELOPMENTS

AGENT: WESSEX & SOLENT

DEMOLITION OF CAR SALES GARAGE AND CONSTRUCTION OF THREE 4 BEDROOM HOUSES AND ONE 3 BEDROOM HOUSE.

70 BARNES LANE SARISBURY GREEN SO31 7BT

Report By

Kim Hayler - Direct dial 01329 824815

Site Description

The site lies on the south eastern side of Barnes Lane within the urban area.

The site currently comprises an extensive amount of hard surfacing and two buildings, a two storey detached building sited towards the centre of the site and a single storey detached building sited in the south eastern rear corner of the site. The site was last used as a car sales/ workshop and before that a workshop and garage.

To the north east of the site are single storey bungalows; to the rear (east) are single storey bungalows in Ambledale and to the south west there are a row of two storey retail units with residential flats above.

Description of Proposal

Planning permission is sought for the erection of two pairs of semi-detached houses. One house would have 3 bedrooms and three would have 4 bedrooms. Each pair of dwellings would share an access from Barnes Lane.

The northern most dwelling is two storey with a single storey element to the side, adjacent to the neighbouring bungalow (72 Barnes Lane). This dwelling would have three bedrooms. The remaining dwellings are principally two storey with a side attached projection incorporating a lower roof line and single storey eaves.

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

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

Approved SPG/SPD

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

Development Sites and Policies

DPS1 - Sustainable Development

DG4 - Site Characteristics
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/10/0028/FP</u>	ERECTION OF SINGLE STOREY FRONT AND SIDE EXTENSION TO CREATE M.O.T./SERVICING BAY
	PERMISSION 24/03/2010

Representations

Five representations objecting to the application as originally submitted were received raising the following concerns:

Over development of the site;
Houses are out of character;
Overlooking;
Car parking is inadequate;
Noise during construction;
The dwellings should be sited further forward on the plot;
If permitted, there should be no further first floor windows;
There should be additional tree planting;
There should be no development until the site is clear of contamination;
The trees shown on the plan should be of a sensible height;
The rear boundary should be aligned with the boundary rear of 16 Ambledale;
The developer should be liable for any damage during construction.

Amended plans have been submitted moving the dwellings forward on the plot, increasing the rear to rear distance between the proposed dwellings and the bungalows to the rear in Ambledale. The amended plans also show the rear boundary lined up with the boundary to the rear of properties in Ambledale as requested by neighbours.

As a result of further publicity, the neighbours at 15 Ambledale have withdrawn their objection and the neighbour at 16 Ambledale is in favour of the development, with the proviso that permitted development rights are withdrawn for further first floor windows and extensions in the future.

Consultations

Director of Community (Environmental Health - Noise and Pollution) - No objection

Director of Community (Environmental Health - Contamination) - No objection subject to condition

Director of Planning and Development(Highways) - The principle of two accesses serving each pair of properties is acceptable. The existing redundant crossovers should be reinstated and bin collection areas should be provided for each dwelling. No highway

objection.

Planning Considerations - Key Issues

Principle of development

Character of the area

Impact on amenities of neighbouring properties

Highway issues

Other matters

Principle of development

The site falls within the definition of previously developed land. Policy CS6 (The Development Strategy) of the Adopted Core Strategy states that priority for development should be given to the reuse of previously developed land, within the defined urban area. Policy CS9 (Development in the Western Wards and Whiteley) applies which seeks to provide for 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 consideration of the relevant planning considerations.

Character of the area

The immediate character of the area is that of a mixture of dwelling and property types, including a mixture of commercial and residential uses.

The scale of the dwellings is designed in order to respect the immediate neighbours. Single storey to the north east and two storey to the south west creating a transition in built form along the street. The dwellings would be sited within the site, following the general building line along Barnes Lane. Access and parking would be located to the front of the dwellings similar to other dwellings within the street. Furthermore the dwellings would have rear gardens similar in size to others within the area.

Currently the site is hard surfaced throughout; the proposal will enable significant improvements to the site in the form of soft landscaping and by using different surfacing materials to the benefit of the appearance and character of the street scene.

Officers are satisfied that the proposal would not harm the character and appearance of the area.

Impact on amenities of neighbouring properties

The property directly to the rear, 16 Ambledale, a single storey bungalow, has a rear garden of approximately 12 metres in depth. The proposal as originally submitted indicated the proposed dwellings would have a rear garden of 11 metres in depth. The neighbour has raised concerns relating to overlooking from the first floor bedroom windows within the proposed dwellings. As a result, the applicant has moved the dwellings forward on the plot, increasing the rear to rear distance to approximately 24 metres which exceeds the minimum distance of 22 metres normally sought.

The property to the north east, 72 Barnes Lane, has two narrow secondary lounge windows within its elevation facing into the site. The proposed single storey side attached garage serving the northern most dwelling (plot 4) would not be constructed in front of these windows.

Notwithstanding the objections received, officers are satisfied that the proposal will not materially harm the living conditions of the neighbouring residential properties.

Highway issues

The access and parking layout have evolved as a result of discussions between Officers and the applicant. Furthermore, the proposal provides for parking in accordance with the Council's adopted residential car parking standards.

Given that there is adequate on-site parking and turning, the proposal is considered acceptable in highway terms.

Other matters

The proposal would represent four additional dwellings within 5.6 km of the coastal Special Protection Area (SPA) where Natural England have ruled that all new dwellings in combination have a harmful impact upon the significance of the SPA. New dwellings can however be considered provided that appropriate mitigation is provided. This is achieved via a commuted payment which has been made under Section 111 of the Local Government Act 1972.

Conclusion

The site is previously developed within the built up area, can be provided with adequate access, is in keeping with the character of the surroundings and will not be harmful to the living conditions of the existing neighbours. Furthermore it is considered the proposal will significantly improve the visual appearance of the street scene.

Recommendation

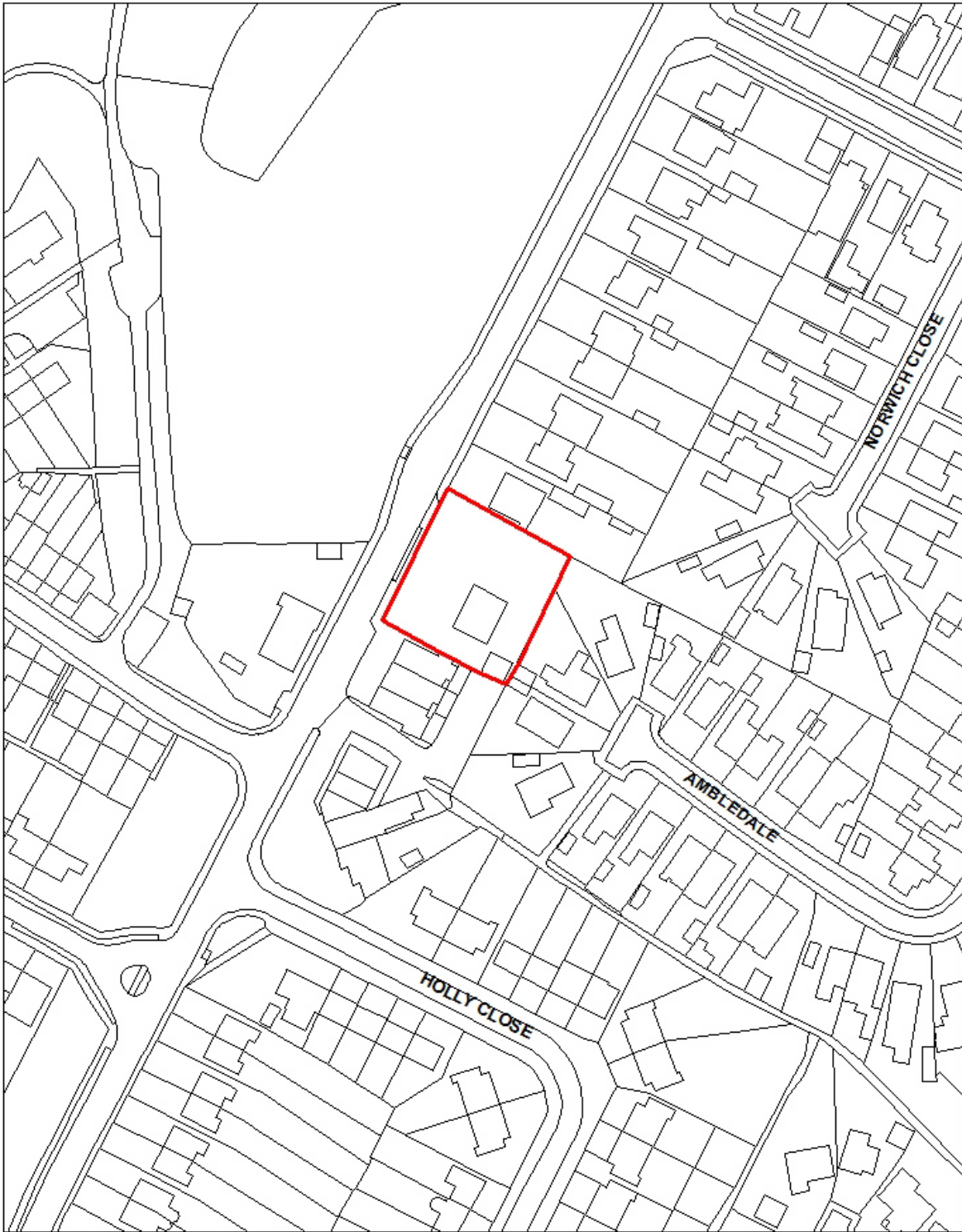
PERMISSION: Development to commence within 3 years; development in accordance with the approved plans; boundary treatment; materials, including hard surfacing to be agreed; parking and turning; hours of work; no burning on site; no mud on roads, construction traffic management, remove permitted development rights - first floor rear facing windows, first floor rear extensions ; all windows to habitable rooms to be provided with acoustic trickle vents; landscaping and its implementation; reinstate redundant crossovers; bin collection areas to be provided; code level 4, contamination.

Background Papers

See planning history above.

FAREHAM

BOROUGH COUNCIL



70 Barnes Lane
Scale 1:1,250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110, 2014