

**P/14/0955/OA**

MR ANDREW WATERS

**PORTCHESTER EAST**

AGENT: PORTCHESTER  
PLANNING CONSULTANCY

OUTLINE PLANNING PERMISSION FOR TWO SEMI DETACHED, TWO BEDROOM,  
SINGLE STOREY DWELLINGS WITH ACCESS FROM MARINA GROVE

16- 18 MARINA GROVE R/O PORTCHESTER PO16 9HD

***Report By***

Kim Hayler - Direct dial 01329 824815

***Introduction***

This application has been called onto the agenda by Councillor Geoff Fazackarley.

***Site Description***

The application site lies to the rear of 16 and 18 Marina Grove and has previously been separated from the property gardens.

The site is generally flat and contains a number of old outbuildings, which would be demolished.

Access to the application site will be provided via an existing access located to the side of 16 Marina Grove. This access serves the rear entrances of a number of properties, including a garage in the rear garden of 6 Marina Grove.

***Description of Proposal***

Outline planning permission, with access to be considered is sought, for a pair of two semi-detached single storey bungalows with access from Marina Grove. Appearance, layout, landscaping and scale are to be considered at reserved matters stage.

The existing access would be widened in part and resurfaced.

The frontage of both 16 and 18 Marina Grove would be opened up by demolishing existing garden walls in order to widen the first part of the access.

Two parking spaces would be provided for the two bungalows, together with one visitor's space and a parking space for 18 Marina Grove. A new pedestrian access will be provided from the car parking area to the rear garden of 18 Marina Grove.

A new replacement garage would be constructed for 16 Marina Grove.

***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

CS11 - Development in Portchester, Stubbington and Hill Head

DG4 - Site Characteristics  
CS17 - High Quality Design

### **Approved SPG/SPD**

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

### **Development Sites and Policies**

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

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

The following planning history is relevant:

<b><u>P/04/0187/FP</u></b>	<b>Erection of Side / Rear Conservatory</b>
	PERMISSION            05/04/2004
<b><u>P/98/1187/FP</u></b>	<b>Erection of First Floor Rear Extension</b>
	PERMISSION            11/12/1998

### ***Representations***

Four representations have been received raising the following concerns:

Parking problems in Marina Grove will be worsened by the development;  
The access is very narrow and is not wide enough for emergency vehicles;  
Can rights of way be assigned to new dwellings?  
How will the front of 18 Marina Grove remain open in perpetuity?  
There is a pinch point between 14 and 16 Marina Grove;  
Access should be 5 metres wide along its entire length;  
How will water run-off be dealt with?  
Who would be responsible for the upkeep of the access?  
What impacts will the increased use of the access have on the sewer running under the access?  
Bins will add to congestion in the road;  
Would the visitor's space be used by all properties with rights of way along the access?

### ***Consultations***

Director of Planning and Development (Highways) - no objection

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

Principle of development  
Character of the area  
Impact on amenities of neighbouring properties  
Highways  
Other matters  
Conclusions

## Principle of development

The site is within the defined urban settlement boundary. Core Strategy policy CS2 (Housing Provision) and policy CS6 (The Development Strategy) are relevant for housing proposals. Additionally policy CS11 (Development in Portchester, Stubbington, Hill Head and Titchfield ) applies which seeks to provide for housing development (among other things) within the settlement boundary providing the setting of the settlement is protected.

The site consists of garden land which is no longer identified as previously developed land. Whilst this in itself is not reason to resist development, proposals on residential garden sites must be considered against Policy CS17 of the Fareham Borough Core Strategy. This policy requires that all development responds positively to and is respectful of the key characteristics of the area including scale, form and spaciousness.

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 area consists of predominantly two storey residential dwellings. The two dwellings would take the form of a pair of two bedroom single storey bungalows sited in the larger part of the site, having the benefit of south easterly gardens.

The site is not prominent within the street scene and will comprise low level development within this backland site. Officers consider the proposal would not be unduly harmful to the character and appearance of the area.

## Impact on amenities of neighbouring properties

The nature of the development, a pair of modest single storey bungalows, will not harm the living conditions of neighbouring properties in relation to outlook, privacy and loss of light.

Number 16 Marina Grove has a habitable ground floor window close to the access. Historically 6 - 16 Marina Grove (six properties) have had vehicular rights of way along the access, however at the present time only two properties, 6 Marina Grove and 16 Marina Grove use the access for vehicles. In light of this, taking into account the additional two bungalows and the relocation of parking for 18 Marina Grove, there would be a net reduction in the number of properties using the access. Officers are therefore of the opinion that the additional vehicle movements using the access would not materially harm the living conditions of the occupiers of 16 Marina Grove.

## Highway issues

The proposed layout shows widening of the access along part of its length and a dedicated parking and turning area. The widening of the access is facilitated by demolishing the existing garage at 16 Marina Grove and constructing a new relocated garage. Furthermore, the proposal provides for parking in accordance with the Council's adopted residential car parking standards.

## Other matters

The proposal would represent two 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 under Section 111 of the Local Government Act 1972.

A number of issues have been raised by local residents. All new hardsurfacing would be permeable and the new dwellings would be constructed with suitable soakaways. The visitors space would be for the use of the occupiers of the new dwellings. Matters relating to the right of way are a private matter between relevant parties.

## Conclusion

Notwithstanding the objections received, it is considered that the proposal complies with the relevant policies of the Fareham Borough Council Core Strategy and Fareham Borough Local Plan Review and it is considered acceptable subject to conditions.

## ***Recommendation***

Subject to the applicant first making the necessary contribution towards the Solent Disturbance Mitigation Project under Section 111 of the Local Government Act 1972.

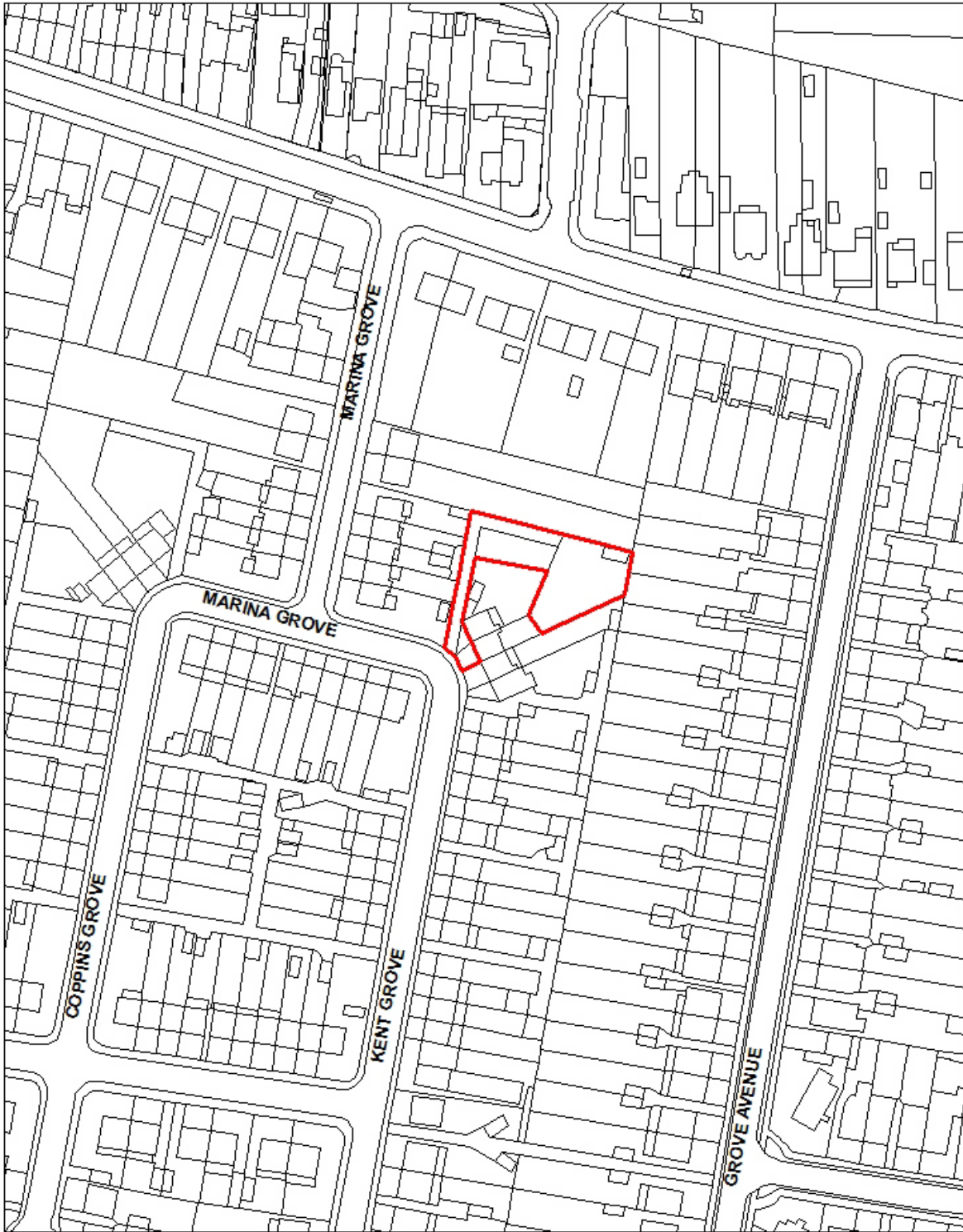
GRANT OUTLINE PLANNING PERMISSION: Reserved matters within 3 years - appearance, scale, layout and landscaping; development in accordance with the approved plans; boundary treatment; materials, including hard surfacing to be agreed; parking, turning and frontage of 16/18 Marina Grove; no burning on site; no mud on roads; construction traffic management; single storey only; no windows/roof alterations to roof plane; landscaping and its implementation; bin collection area; code level 4.

## ***Background Papers***

See relevant planning history above.

# FAREHAM

BOROUGH COUNCIL



16 - 18 Marina Grove  
Scale 1:1,250



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