

**P/14/1022/FP**

MR AARON BROWN

**WARSASH**

AGENT: DAVID NEWELL  
CONSULTANCY LTD

ERECT A THREE BEDROOM DETACHED DWELLING WITH CARPORT AND PARKING  
185 WARSASH ROAD WARSASH SOUTHAMPTON SO31 9JE

***Report By***

Emma Marks - Direct dial 01329 824756

***Site Description***

This application relates to a site situated on the north side of Warsash Road fronting Highfields. The site currently forms part of the rear garden of 185 Warsash Road and partly 183a Warsash Road. The vehicle access for the dwelling would be off Highfields.

The site is within the urban area.

***Description of Proposal***

Planning permission is sought for the erection of a two storey detached dwelling. The dwelling would be a 3 bed property provided with two car parking spaces to the side and the third in a car port to the rear.

The existing property, 185 Warsash Road would retain at least four car parking spaces to the front of the dwelling and a rear garden of between 7.7 and 10 metres in depth.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS2 - Housing Provision

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

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

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

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

The following planning history is relevant:

**P/14/1021/FP TWO STOREY SIDE EXTENSION, NEW ROOF AND DORMER WINDOWS OVER EXISTING SINGLE STOREY STRUCTURE, REPLACEMENT GARAGE/CARPORT AND ELEVATION IMPROVEMENTS**

### ***Representations***

Seven letters of objection have been received objecting on the following grounds:-

- Design not in keeping
- Parking /turning problems within the road
- The house is squeezed into a very small plot - detrimental to the ambiance of the close
- Tandem parking is a problem
- Not in character with the properties in Highfields
- Loss of detailed wall which is currently in perfect symmetry
- Loss of attractive entrance to the close
- Inappropriate development of a residential garden
- This area is significantly over its required targets for new houses
- Loss of amenity of our personal property
- Loss of amenity and privacy
- Shade - Loss of sunlight to neighbouring property
- Loss of light and outlook
- Loss of privacy to rear garden
- Over-development of site
- Visual impact on street scene and character
- No off road turning-circle to all vehicle to exit the drive safely
- Impact on local ecology

### ***Consultations***

Director of Planning & Development (Highways) - No Highway objection subject to conditions

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

The key issues for consideration in the determination of this application are:

- The principle of development;
- Design and impact on the character of the area;
- Impact on the amenities of neighbouring occupiers;
- Parking and highways and;
- Impact on local ecology.

Principle of development

This application seeks full planning permission for the erection of a 3 bedroom two storey dwelling to the rear of 185 Warsash Road.

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted

Fareham Borough Core Strategy place priority on reusing previously developed land within the defined urban settlement boundaries to provide housing. The National Planning Policy Framework (NPPF) excludes private residential gardens from being defined as previously developed land but sets out that there should be a presumption in favour of sustainable development.

This application, therefore, falls to be considered on its individual merits taking into account the relevant policies of the development plan and any other material considerations.

#### Design and impact on the character of the area

Policy CS17 (High Quality Design) of the Core Strategy is particularly relevant in that it expects development to "respond positively" to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external material".

The dwelling would be read with the properties within Highfields which is a road consisting of six detached dwellings all constructed from the same external materials. The application as originally submitted proposed the use of cladding, render and white UPVC windows in keeping with the main house at 185 Warsash Road. However, the materials have since been amended in order to reflect the character of properties within Highfields.

The subdivision of this curtilage to form a new residential unit on the application site would result in two plots that compare favourably with the surrounding area, in keeping with the prevailing pattern of development in the neighbourhood.

The frontage width of the proposed dwelling and its plot is not dissimilar to existing properties within Highlands. The proposed layout incorporates an appropriate set back from the street frontage and the scale, massing and design of the dwelling would also appear sympathetic to the properties within Highlands.

The dwelling would benefit from a private and usable, 11 metre deep rear garden and enjoy good outlook from habitable room windows.

In principle, therefore, officers are satisfied that the formation of a new detached dwelling on this plot would relate well to the character of the surrounding street-scene.

#### Impact on the amenities of neighbouring properties

The proposed dwelling will be to the south of 1 Highfields which has a driveway to the south of the dwelling. The side wall of the proposed dwelling will be set a minimum 900mm off the northern boundary (chimney will be 200mm from the boundary) and a distance of 5 metres between the two dwellings. Concerns relating to loss of light and outlook have been raised however, the dwelling would not breach a 45 degree line from the windows within the rear of the neighbouring property and the windows within the side elevation of 1 Highfields do not serve habitable rooms. In light of the separation distances achieved and the position of the dwelling, officers do not consider that the dwelling would have an adverse impact on the neighbour's living conditions in relation to light or outlook.

The concern over overlooking and loss of privacy to 189 Warsash Road was also taken into account; the first floor layout has been amended; the first floor window facing 189 Warsash Road would serve a bathroom and be fitted with obscure glazing to retain the neighbour's

privacy.

The property to the north (1 Highfields) has raised concern regarding the ongoing upkeep of a small section of land in the north eastern rear corner. The proposal does not prevent the neighbour continuing to maintain this land.

### Highways

Representation has been received raising concerns that the dwelling does not provide turning on site. The property would have vehicular access onto Highfields which is a cul-de-sac so the need for turning on site is not essential.

The parking requirements for the proposed dwelling would meet the Council's adopted Residential Car and Cycle Parking SPD. The proposal is, therefore, considered to be acceptable in this respect.

### Impact on local ecology

There are no designated areas of ecological importance immediately adjacent to the site or features on the site that would suggest any specific ecology measures need to be taken, in this instance. The application is accompanied by a Phase 1 Ecology report which demonstrates that the proposal would not have a harmful impact on local ecology.

### Other matters

Recently gathered evidence by Natural England demonstrates that new development can reduce the quality of the habitat in the Solent Special Protection Areas. 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 thereby increase the level of disturbance and impact on the Special Protection Areas' conservation objectives. New dwellings can however be provided subject to appropriate mitigation being secured. This is achieved via a commuted payment which has been made under section 111 of the Local Government Act 1972 and the proposal is, therefore, acceptable in this respect.

### Summary

The proposal offers a new dwelling within the urban area which would be of sufficient high quality in terms of its layout, design and appearance to ensure that there would be no harmful effect on the character of the street-scene or the surrounding area. There would be no effect on the living conditions of neighbours and the level of parking provision offered is sufficient to meet the likely needs of the new household. The new accesses that would be created are not held to be harmful to highway safety.

The proposal is found to accord with the relevant policies of the adopted and emerging local plan and it is recommended that planning permission be granted subject to conditions.

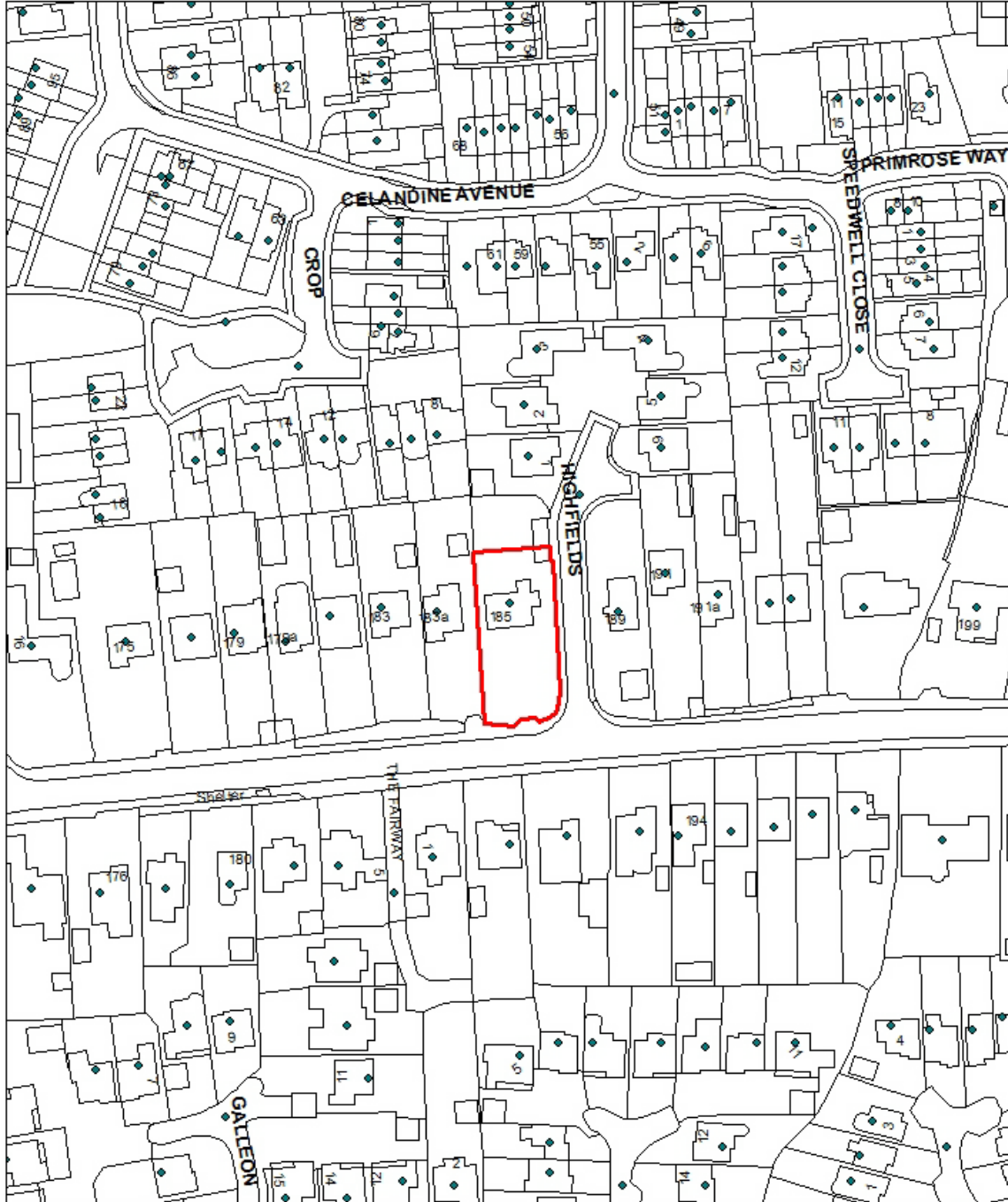
### **Recommendation**

PERMISSION subject to conditions: Development to commence within three years; Development in accordance with approved plans and documents; New dwelling shall meet Code for Sustainable Homes Level 4; Vehicular access construction; Car parking spaces to be constructed and retained at all times; Bin/cycle storage; Construction Management Plan

(contractor's car parking, delivery arrangements, materials storage, etc.);Hours of construction; Remove permitted development rights for future roof alterations to the front elevation; A further ecology inspection shall be carried out on the garage if it is not demolished within 12 months from the date of the decision.

# FAREHAM

## BOROUGH COUNCIL



185 WARSASH ROAD  
SCALE: 1:1,250

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