

P/14/1045/OA

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WARSASH

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PROPOSED ERECTION OF DETACHED THREE-BED BUNGALOW (OUTLINE APPLICATION)

WARSASH ROAD - LAND TO REAR OF 66 & 66A - WARSASH SO31 9JA

Report By

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Amendments

Plan received 28 November 2014 addressing the concerns of the Director of Planning and Development (Highways).

Site Description

The application site comprises part of the rear garden of Nos 66 and 66a Warsash Road which is a detached two storey dwelling with an attached annex (now permitted for use as an independent dwelling). The site is located on the south side of Warsash Road midway between its junctions with Lockswood Road to the east and Dibles Road to the west.

The property(ies) has two accesses on to Warsash Road. It is proposed to use the western access point for the proposed development and to remove the existing side attached garage to No.66 to provide for a drive.

The site is currently garden and is generally level and the rear boundary is dominated by a large oak tree subject of a tree preservation order. An existing greenhouse within the rear garden would be removed to make way for the proposed bungalow.

Description of Proposal

The application is in outline with all matters reserved other than access and layout. The proposal is for a detached three bedroomed bungalow with side attached carport, with an overall floorspace of approx.120sq.m. The rear garden depth would be between 16 and 19m and the remaining garden for the existing dwellings would be between 18 and 22m depth. Three car parking spaces are proposed at the frontage of Warsash Road for use by No.66 and accessed off of the western access point and two spaces are proposed for No.66a and accessed from the eastern access point. There are strong hedgerows along both the east and west boundaries and new 1.8m high close boarded fencing is proposed around the new driveway to delineate the front boundary of the proposed bungalow.

Policies

The following policies apply to this application:

National Planning Policy Framework (NPPF)

Approved Fareham Borough Core Strategy

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

DG4 - Site Characteristics

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

Approved SPG/SPD

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

Development Sites and Policies

DPS1 - Sustainable Development

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

DSP2 - Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

P/12/0354/FP

PROPOSED DROPPED KERB

APPROVE

26/06/2012

P/13/0995/LU

USE OF FORMER ANNEX AS SEPARATE RESIDENTIAL DWELLING HOUSE

APPROVE

16/01/2014

Representations

1 letter has been received from 23/25 Dibles Road raising the following issues -

- Added risk of land slippage to adjacent properties on Dibles Road given the level change between sites; assurance is sought that this will not occur.
- There is concern that the preserved and other trees on the boundary of properties on Dibles Road should not be harmed since this could affect the adjacent properties.
- Highway safety hazard from both building works and access to new dwelling.

Consultations

Director of Community Services (Contaminated Land) - No objection

Director of Planning and Development (Highways) - No objection to amended plan.

Director of Planning and Development (Arboriculture) - No objection subject to an informative to raise awareness of the need to take account of shading in the design and layout of the proposed dwelling.

Director of Planning and Development (Ecology) - No objection subject to condition requiring compliance with the Phase 1 Ecological Survey and Solent Disturbance Mitigation.

Planning Considerations - Key Issues

The key issues in this case are:

- Principle of Development
- Impact on the Character of the Area
- Impact on Existing and Neighbouring Properties
- Highways
- Trees
- Ecology & Solent Disturbance Mitigation

Principle of Development -

The application site is located within the urban area of Warsash where further development may be acceptable in principle. The land is residential garden so is not 'previously developed', as defined by the NPPF, where the strong presumption is in favour of development. However, it is recognised that garden sites can assist in meeting housing needs provided that the proposed development is acceptable in all other respects and, according to para.53 where the development would not "... cause harm to the local area".

The NPPF also sets out a presumption in favour of sustainable development and the application site is considered to be in a sustainable location. Furthermore, the site as a whole has an area of 0.146ha and so is large enough to accept further development and to contribute to the more efficient use of land within the built up area.

The site is adjacent to an undeveloped piece of land to the west; in 2008 and 2009 planning permissions were refused for development of this land, in part, because it was considered to represent piecemeal development, prejudicial to the development of a larger area of land to the rear of properties on Warsash Road. However, since then planning permission has been granted (and the development nearly completed) for 4 detached dwellings to the rear of Swinton Hall, to the east of the current application site, significantly reducing what might have been considered as the available land and at the same time providing potential access to more land to the west. Further, a number of the frontage properties have sufficient width to be able to achieve side access to their rear gardens (subject to detail and planning) if access cannot be achieved from the Swinton Hall development. The land to the west of the application site still has potential to be developed from its own frontage. As a consequence, it is not considered that the application proposal would, in reality, now prevent the development of further land should the owners wish to do so.

Impact on the Character of the Area -

The character of the area is one of a great mixture of housing types and ages. Given the set back of the site from Warsash Road and the size of the frontage building, the proposed development for a single storey bungalow would have little impact beyond the confines of the site.

Impact on Existing and Neighbouring Properties -

The proposed dwelling is of single storey design and located to the rear of the frontage properties. At its closest, the proposed dwelling would be 25m from the existing dwelling and in excess of 30m from the neighbouring dwelling to the east (No.68). The nearest properties to the west would be some 35m away. The west and east boundaries of the site are well screened by 2-3m high dense hedging.

To the southeast, the nearest property on Dibles road is 20m away, with other properties along Dibles Road, all at least 40m away.

With the single storey design, the separation distances and intervening screening it is not considered that there would be any harm to the amenities enjoyed by neighbours.

The letter of representation has raised concern about the possibility of landslip to the immediate rear with 23/25 Dibles Road, however, the proposed dwelling is between 16m and 19m from the boundary with 23/25 Dibles Road. Any matter relating to the ground conditions during construction would be a matter for the Building Regulations.

Highways -

The Director of Planning and Development (Highways) suggested a number of modifications to the frontage layout and the plans have been amended to accommodate these. These changes are:

- Widen the proposed access on to Warsash Road to 5m with drained hardsurfacing up to 8m into the site
- Widen retained parking/turning area for 66a Warsash Road up to eastern boundary to provide adequate manoeuvring
- Provide an eastern splay of 2.4m by 59m at the western access point, through the minor setting back of the site's frontage with Warsash Road.

The proposed access arrangements are, therefore, considered to be acceptable in highway safety terms. The level of car parking provided is also sufficient to serve the size of property proposed.

Trees -

There are a number of trees along the rear (south) boundary and one of these is protected by a tree preservation order. The Director of Planning and Development (Arboriculture) has not raised any objection in principle to the development proposal which is accompanied by a tree survey demonstrating that the development can be carried out without harm to the trees. However, it is noted that the rear elevation would be subject to a degree of overshadowing which could lead to future pressure for pruning work. Whilst this is not considered to be a reason to refuse the proposal, it is suggested that an informative be attached, if permission is granted, drawing attention to the need for careful consideration to be given to the internal layout and window arrangement. In other respects, the proposed garden is considered to be more than adequate in size being 20m wide and between 15m and 20m deep; although some shadowing from the boundary trees would occur, nonetheless, the southeasterly orientation together with the position of the trees will allow early morning and late afternoon sun through to the garden.

Ecology & Solent Disturbance Mitigation -

The application is accompanied by a phase 1 ecological survey which concludes that the site itself is managed garden with no potential for reptile habitat. The garage building to be removed shows no evidence of bats, but there is potential for nesting birds. The views of the Director of Planning and Development (Ecology) will be reported in the update paper, but the evidence is such that it is considered unlikely that there would be an overriding objection on ecology grounds.

Natural England has concluded that all new residential development within 5.6km of the coastal Special Protection Areas will have a likely in combination effect with other permitted developments upon the nature conservation interests of those sites and has concluded that through the implementation of public schemes of mitigation new development can continue to take place without demonstrable harm to the SPA or important bird habitats. To facilitate these mitigation schemes a development contribution is sought in all cases of new residential development. Consequently, in the absence of mitigation or an appropriate assessment to ascertain that there will not be an adverse effect on the integrity of the designated sites then the proposed development would not normally be acceptable. The development contribution has been sought.

Recommendation

Subject to an appropriate contribution being secured toward the Solent Disturbance Mitigation Project:

OUTLINE PERMISSION subject to conditions:

Submission of reserved matters; reserved matters; development in accordance with the plans; development in accordance with Ecology survey; development in accordance with tree survey; provision of parking and turning areas; bin/cycle storage; retention of existing hedging to east and west boundaries; boundary treatment to southern boundary; boundary treatments to be implemented before first occupation.

Notes for Information

Whilst no objection has been raised to this outline application and the principle of the proposed development, with respect to its impact upon the Preserved Oak Tree on the southern boundary (FTPO606), nonetheless, the size and position of the tree could give rise to pressure for future tree surgery works to gain light, if attention is not paid to this during the detailed design process. You are therefore requested to give due consideration to this concern in considering the internal layout and window arrangements to be submitted as part of the reserved matters application.

Background Papers

P/08/1288/FP; P/09/0721/FP; P/09/0731/FP; P/14/0145/OA

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