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**Monday, 1 October 2007**

## **S U M M O N S**

**MEETING:** Regulatory Board  
**DATE:** 9 October 2007  
**TIME:** 6.00pm  
**PLACE:** Council Chamber, Town Hall, Gosport  
**Democratic Services contact:** Joe Martin

**BOROUGH SOLICITOR**

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### **MEMBERS OF THE BOARD**

Councillor Davis (Chairman)  
Councillor Train (Vice Chairman)

Councillor Allen	Councillor Hicks
Councillor Carter	Councillor Smith
Councillor Chegwyn	Councillor Taylor
Councillor Foster	Councillor Ward

The Mayor (Councillor Gill) (ex officio)  
Chairman of Policy and Organisation Board (Councillor Cully) (ex-officio)

### **FIRE PRECAUTIONS**

(To be read from the Chair if members of the public are present)

**In the event of the fire alarm (continuous ringing) or controlled evacuation alarm (intermittent ringing) sounding, please leave the room immediately.**

**Proceed downstairs by way of the main stairs or as directed by GBC staff, follow any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.**

**Legal & Democratic Support Unit:** Linda Edwards – Borough Solicitor  
Switchboard Telephone Number: **(023) 9258 4242**  
Britdoc Number: **DX136567 Gosport 2** Website: **www.gosport.gov.uk**

**IMPORTANT NOTICE:**

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

**NOTE:**

- i. Members are requested to note that if any member wishes to speak at the Board meeting then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

**AGENDA**  
**PART A ITEMS**

Recommended  
Minute Format

1. APOLOGIES FOR NON-ATTENDANCE
2. DECLARATIONS OF INTEREST

*All Members present are required to declare, at this point in the meeting or as soon as possible thereafter, any personal or personal and prejudicial interest in any item(s) being considered at this meeting.*

3. MINUTES OF THE MEETING OF THE BOARD HELD ON  
11 SEPTEMBER 2007 [copy attached].

4. DEPUTATIONS – STANDING ORDER 3.5

*(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday, 5 October 2007. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).*

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

*(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Friday, 5 October 2007).*

6. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.  
(grey sheets – pages 1 –46/1)*

PART II  
Pat Aird  
Head of  
Development  
Control  
Contact Officer  
Ext 5328

7. ANY OTHER ITEMS

*- which by reason of special circumstances the Chairman determines should be considered as a matter of urgency.*

## **A MEETING OF THE REGULATORY BOARD**

### **WAS HELD ON 11 SEPTEMBER 2007**

The Mayor (Councillor Gill) (ex-officio), Chairman of the Policy and Organisation Board (Councillor Cully) (ex-officio), Councillors Allen (P), Carter (P), Chegwyn (P), Davis (P), Foster (P), Hicks (P), Smith, Taylor (P), Train (P) and Ward (P).

It was reported that, in accordance with Standing Order 2.3.6., notice had been received that Councillor Carr would replace Councillor Smith for the duration of this meeting.

#### **72 APOLOGIES**

Apologies for inability to attend the meeting were received from the Mayor, Councillor Cully and Councillor Smith.

#### **73 DECLARATIONS OF INTEREST**

- Councillor Taylor declared a personal and prejudicial interest in Item 6/02 (K17348 – 77a Clayhall Road, Gosport)

#### **74 MINUTES**

RESOLVED: That the Minutes of the Regulatory Board meeting held on 14 August 2007 be approved and signed by the Chairman as a true and correct record.

#### **75 DEPUTATIONS**

It was reported that deputations had been received on the following applications:-

- Item 6/01 – K4528/2 – 27 Clifton Street, Gosport
- Item 6/06 – K9878/2 – 42 Charlesbury Avenue, Gosport

#### **76 PUBLIC QUESTIONS**

No public questions had been received.

## **PART II**

### **77 REPORT OF THE DEVELOPMENT SERVICES MANAGER**

The Development Services Manager submitted a report on applications received for planning consent setting out the recommendation in each case (a copy of which is attached in the Minute Book as Appendix 'A').

RESOLVED: That decisions be taken on each application for planning consent as detailed below:

#### **78 K4528/2 - EXTENSIONS TO EXISTING DWELLING AND CONVERSION TO FORM 5NO. 1 BEDROOMED FLATS (as amended by plans received 30.07.07) 27 Clifton Street Gosport Hampshire PO12 3AD**

Members were advised that 2 additional letters of objection had been received which raised the following issues: residents were not informed of the amended plans and therefore did not have adequate time to prepare a deputation request. Officers explained that the amendment was to provide 2 additional car parking spaces which in the context of the objections received, and maximum parking standards, did not materially alter the proposal. Objectors had been advised of the process for making a deputation at the time their letters were first acknowledged. One letter of objection referred to the disturbance from existing occupiers of the application property, but this was not material to the current application. The other letter sought clarification of the Open Space requirement and Members were reminded of the requirements under Policy R/OS8.

Mr Pilcher was invited to address the Board as the spokesperson on behalf of a deputation against the proposal. There were several issues of concern raised by Mr Pilcher, namely; the inadequate car parking provision; the limited access for emergency vehicles; the limited amount of amenity space available for residents; the unsatisfactory appearance of the proposed development in that the design would be out-of-keeping with surrounding Victorian buildings; that to justify the height of the proposal with comparison to Claudia Court was unreasonable; that the view of neighbours would be impeded, and; that the amenities of neighbouring residents would be needlessly affected by an oversized development.

Mr Ellis was invited to address the Board in support of the application. Mr Ellis regarded the current character of buildings in the area as being a hotchpotch of different designs. The idea behind the proposal was to replace out of character elements of the building and to leave a uniform and sympathetic design in place. He challenged the notion that the parking provision would be a concern and felt that resident's views would be improved by the development. He further contended that there would be no loss of light or amenities to neighbours, and that the spacing between the development and existing buildings was in accordance with the Gosport Borough Local Plan Review.

In response to questioning from Members, Mr Ellis explained that the decision to build one-bedroom flats was in response to demographic evidence which showed a need for this type of development in the Borough. He added that concern over the appearance of the

proposal was a matter of subjective judgement.

Members were concerned that too many one-bedroom flats were being crammed onto the site, and also believed the design of the building to be out-of-keeping and unacceptable. It was moved that the application should be refused as the proposal would not provide a mix of dwelling sizes and types to reflect the needs of those seeking houses in the Borough, and that the proposed development would result in an unacceptable change to the established pattern of residential development in the area, contrary to Policies R/H4 and R/H7 of the Gosport Borough Local Plan Review. A vote was taken and the proposal to refuse the application was approved.

RESOLVED: That planning application K4528/2 – 27 Clifton Street, Gosport,

1 be refused for the following reasons:

- i. The proposed development does not provide a mix of dwelling sizes and types to reflect the needs of those seeking housing in the Borough and is therefore contrary to Policy R/H4 of the Gosport Borough Local Plan Review.
- ii. The proposed development will result in an unacceptable change to the established pattern of residential development in the area which is predominantly single dwelling houses and as such is contrary to Policy R/H7 of the Gosport Borough Local Plan Review

2 authority be delegated to the Borough Solicitor to negotiate and enter into a Section 106 Agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space as without this agreement an additional ground for refusal would be raised.

**79 K17348 - RESIDENTIAL REDEVELOPMENT BY THE ERECTION OF FOUR AGED PERSON BUNGALOWS, (2NO. 2 BEDROOM AND 2NO. 1 BEDROOM) (as amended by plans received 15.08.07) 77A Clayhall Road Gosport Hampshire PO12 2AH**

RESOLVED: That planning application K17348 – 77A Clayhall Road, Gosport be approved subject to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will provide accommodation for the elderly within an accessible location. There will be no adverse effect on the character and appearance of the area, the amenities of occupiers of adjoining properties, or highway safety. Adequate provision is made for open space, car parking, cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP8, R/H4, R/H8, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**80 K6127/2 – CHANGE OF USE AND CONVERSION TO 1no. THREE BEDROOM AND 2no. TWO BEDROOM FLATS, CARPORT, CYCLE AND REFUSE STORES (CONSERVATION AREA) (as amended by plans received 20.07.07)  
The White Swan 36 Forton Road Gosport Hampshire PO12 4TH**

Officers clarified which features of the building were to be retained. Members expressed their disappointment that the original pub doors would not be retained as an access way to the development.

RESOLVED: That application K6127/2 – The White Swan, 36 Forton Road, Gosport be approved subject to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. Due to the appropriate design of the proposal it will enhance the character and appearance of the Conservation area and will not have a detrimental impact on the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP7, R/BH1, R/H4, R/H7, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**81 K10014/5 – CHANGE OF USE FROM RETAIL SHOP (CLASS A1) TO ESTATE AGENTS OFFICE (CLASS A2)  
181 High Street Lee-On-The-Solent Hampshire PO13 9BX**

An additional letter of objection had been received in which no new issues were raised. Members also noted that a letter had been received from the agent expressing concern at the number of objections to the proposed change of use and questioning whether they were from competitors.

RESOLVED: That planning application K10014/5 – 181 High Street, Lee-On-The-Solent be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, it is considered that the proposed Class A2 office use would not be harmful to the retail function of Lee-on-the-Solent District Centre or the amenities of any nearby occupiers, or traffic or parking conditions in the locality. As such, the development complies with Policies R/DP1 and R/S3 of the Gosport Borough Local Plan Review.

**82 K3775/8 – CHANGE OF USE FROM GROUND FLOOR WORKSHOP AND GARAGE AND STORE WITH FLAT OVER TO GROUND FLOOR WORKSHOP AND GARAGE AND STORE WITH OFFICE AND ANCILLARY STORAGE OVER 23-25 Park Street Gosport**

RESOLVED: That planning application K3775/8 – 23-25 Park Street, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason

- i That the proposed use will not be harmful to the setting of the adjacent Listed Buildings in Halliday Close or have a detrimental impact on the occupiers of those residential properties, or parking/traffic conditions in the locality. Moreover the proposal will increase the amount of employment floorspace within an Existing Employment Area. As such, the development complies with Policies R/BH3, R/DP1, R/ENV10, R/T11 and R/EMP3 of the Gosport Borough Local Plan Review.

**83 K9878/2 – CONVERSION OF EXISTING DWELLING TO CREATE TWO SELF CONTAINED FLATS (1 No. ONE BEDROOM AND 1 No. TWO BEDROOM) (as amended by plans received 18.07.07)  
42 Charlesbury Avenue Gosport Hampshire PO12 3TG**

Mr Ripper was invited to address the Board on behalf of a deputation against the application. He explained that he was representing his mother who lived next door and harboured no ill feeling towards the applicants. He believed that a precedent would be set in the area by allowing the house to be converted into two self contained flats. Other issues raised by Mr Ripper included: the positioning of the entrance door on the drive of no. 40; the increase in pedestrian traffic outside of no. 40; and, the impact on car parking. Mr Ripper suggested that a screen should be provided to shield no. 40 from pedestrian intrusion should the proposal be approved.

Mr Tutton, the agent for the proposal, was invited to address the Board in support of the application. Mr Tutton began by stating that the site was at an accessible location and close to a shopping centre. He referred to central and local planning policies to support his belief that the proposal was in line with the requirements of the Borough in terms of it being a suitable mix of residential units for the location. He stated that demographic data showed there to be an increase in demand for such flats. Minimal external works were needed, and as the boundary hedge that had been removed the applicant was willing to erect a 1.8m high fence.

In answer to a Member's question, Mr Tutton stated that it would be the applicant's preference to install a screen, as suggested by Mr Ripper, rather than to change the siting of the entrance close to the driveway at no.40. Members felt that Mr Ripper had valid concerns which would need to be examined further and therefore it was moved that the decision should be deferred in order to hold a site visit. A vote was taken and the proposal to defer the decision pending a site visit was approved.

RESOLVED: That planning application K9878/2 – 42 Charlesbury Avenue, Gosport be deferred for a site visit.



**84 K14618/3 – SINGLE STOREY EXTENSION TO COMMUNITY CENTRE (as amended by plans and supplementary Access Statement received 31.08.07)  
Nimrod Community Centre Nimrod Drive Gosport PO13 8BE**

Members considered the application to be an excellent proposal and exactly what was needed in that area.

RESOLVED: That planning application K14618/3 – Nimrod Community Centre, Nimrod Drive, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason.

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is of an appropriate design and will support community facilities in the locality. It will not have a detrimental impact on the character and appearance of the area or amenity of adjacent occupiers and adequate provision is made for access to all users. As such the proposal complies with Policies R/DP1, R/DP6, R/DP8, R/CF1, R/T10, R/T11 and R/EMP6 of the Gosport Borough Local Plan Review.

**85 PRINCIPAL PLANNING OFFICER**

Members extended their deepest thanks to Mr Newrick Martin, formerly Principal Planning Officer, who had left the Council after 34 years of service.

The meeting commenced at 6pm and concluded at 6.46pm

CHAIRMAN

## **AGENDA ITEM 6**

### **GOSPORT BOROUGH COUNCIL – REGULATORY BOARD**

**9th October 2007**

#### **ITEMS WITH RECOMMENDATIONS**

1. Copies of drawings and accompanying planning applications referred to in this schedule will be made available for inspection by Members from 5.00 pm immediately prior to the meeting. Unless otherwise advised, these plans will be displayed in the room in which the Regulatory Board is to be held.
2. The number of objections and representations indicated in the schedule are correct at the time the recommendations were formulated. Should any representations be made after this date, these will be notified to the Regulatory Board during the officer presentation.
3. Copies of all representations received from the public will be made available for inspection by Members in the same way as drawings will be made available, referred to in Note 1 above.
4. An index of planning applications within this schedule can be found overleaf, together with a summary of each recommendation.

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<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	3	K9878/2	42 Charlesbury Avenue Gosport Hampshire PO12 3TG	Grant Permission
02.	7	K17425	Former Gosport Railway Station Spring Garden Lane Gosport	Grant Permission
03.	19	K17425/1	Former Gosport Railway Station Spring Garden Lane Gosport	Grant Listed Building Consent
04.	23	K16713/3	Royal Clarence Yard Weevil Lane Gosport Hampshire	Grant Permission
05.	32	K16713/5	Land To The Rear Of Superintendent's & Deputy Superintendent's Houses Royal Clarence Yard Weevil Lane Gosport	Grant Listed Building Consent
06.	35	K17367	1-3 St John's Close Gosport	Grant Permission
07.	40	K17152/1	1 Bay Road Gosport Hampshire PO12 2QA	Grant Permission
08.	44	K1810/1	58 Fareham Road Gosport Hampshire PO13 0AE	Refuse

**ITEM NUMBER: 01.**  
**APPLICATION NUMBER: K9878/2**  
**APPLICANT: Mr & Mrs Turner**  
**DATE REGISTERED: 24.05.2007**

**CONVERSION OF EXISTING DWELLING TO CREATE TWO SELF CONTAINED FLATS  
(1 No. ONE BEDROOM AND 1 No. TWO BEDROOM) (as amended by plans received  
18.07.07)**

**42 Charlesbury Avenue Gosport Hampshire PO12 3TG**

***The Site and the proposal***

This application was considered by the Regulatory Board at the meeting on the 11 September 2007 when Members resolved to defer it for a site visit.

The application site is located on the west side of Charlesbury Avenue at its southern end immediately adjoining Privett Gardens and approximately 190 metres from its junction with Privett Road. Privett Road is a bus route and principal access route to the Town Centre. Queens Parade Neighbourhood Shopping Centre is also within walking distance. Charlesbury Avenue is a cul-de-sac residential in character containing semi-detached and detached houses and bungalows at its southern end. There are no existing flat conversions.

The property is a detached four bedroom house that has been extended to the rear located in a plot 30 metres deep and 10 metres wide. It is constructed in red brick at ground floor level with painted rough render to the first floor under a red concrete tiled hipped roof with a two storey bay at the front. There is no boundary treatment at the front of the property which has a drop kerb towards the southern boundary and driveway that serves the detached concrete sectional garage located to the rear of the property. There is also a brick shed with a concrete roof located in the north-west corner of the back garden. The rear boundary comprises a 1.8 metre high close boarded fence beyond which lies the large triangular shaped back garden containing a cattery at 14 Diana Close. Number 40 Charlesbury Avenue is an extended detached house located 2.1 metres to the north of the application site boundary. It has a carport at the side extending out to the boundary with a detached garage located to the rear of the property. The side elevation to this property facing the application site contains, at ground floor level, an obscure glazed window in the rear addition and three further narrow secondary windows. There are no windows in the first floor side elevation to this property.

It is proposed to convert this relatively large extended property into two self contained flats. The ground floor flat will have one bedroom and a study, lounge, kitchen and bathroom. The first floor flat will have two bedrooms and a lounge, dining room, kitchen and bathroom. No extensions are proposed to the property and the only external changes will be to the north and south elevations. A new door is to be installed in the north elevation in place of an existing WC window to provide the main access to the ground floor flat and the first floor bathroom window is to be replaced. Two new narrow windows are to be inserted in the south elevation at first floor level to the proposed lounge to provide additional light and views over the adjoining park. The first floor flat will be accessed from the existing front door with the ground floor hallway being blocked up. The existing drop kerb is to be widened. Two tandem car parking spaces are indicated for the ground floor flat on the existing driveway with two further spaces in front of the property for the first floor flat. A clear pedestrian access will be retained leading to the front door and side entrance door with two visitor cycle stands adjacent to the northern boundary. The existing garage will be used as a cycle store for the ground floor flat with the brick shed providing a secure store for the first floor flat. The rear garden will be divided with fencing so that the ground floor has use of an area 7 metres deep with access from the side and direct from the back door from the kitchen. The top flat will use the 6 metre deep area at the end of the garden containing the shed. Following the meeting of the Regulatory Board the applicant has confirmed that a 1.8 metre fence of vertical feathered board will be erected on the common boundary.

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## ***Relevant Planning History***

K.9878/1 - Erection of a two storey rear extension and resiting of existing garage approved 16 December 1992.

## ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/H4

Housing Densities

R/H7

Conversion and Sub-division of Properties to Provide Residential Accommodation or Residential Institutions

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

## ***Consultations***

Traffic Management	No objection - adequate car parking with clear pedestrian access to proposed flats, cycle storage provision meets minimum requirements.
Streetscene (Waste & Cleansing)	Adequate storage space for wheeled bins which would require placing out at front of property adjacent to the public highway for collection.
Building Control	Fire service access unsatisfactory but in principle no objection, may require installation of sprinkler system.

## ***Response to Public Advertisement***

1 letter of objection

Issues raised: conversion of house to flats would be detrimental to the character of the area; property is a 4 bedroom house in an ideal area for a family near to a park and within the catchment area for a number of well performing schools; if conversion is to accommodate family members why split the garden and what happens if the flats get sold at different times; concerns over vehicle movements and parking; could set a precedent for similar proposals; off road parking detailed on the plans does not give consideration to pedestrian access to the doors; drop kerb required which will reduce on street parking facilities; objects to front door on north side elevation as this will increase foot traffic going past the living room windows to number 40, which has been more evident recently due to the removal of a hedge; concerns over the split use of the rear garden and access arrangements.

## ***Principal Issues***

1. The application site is located within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The way the proposed flats are managed

and how they are sold are private legal matters between the applicant and parties involved. Any future similar proposals in the area would need planning permission and such applications would be considered on their merits in the light of relevant policies and other material considerations. Therefore the main issues in this case are the acceptability of the design of the alterations, the impact on the character of the area, the amenities of nearby and prospective residents and the provision of car and cycle parking, refuse storage facilities and open space.

2. Policy R/H4 of the Gosport Borough Local Plan Review makes provision for higher density housing in locations that are close to principle or district shopping centres or are in areas with good access to public transport. Due to the proximity of the site to the facilities in Privett Road and the availability of buses along Privett Road linking the site to Stoke Road and the Town Centre to the east and Lee-on-the-Solent to the west it is considered to be in an accessible location. The density of this scheme is 66 dwellings per hectare whilst the existing overall density on this side of the road is 43 dwellings per hectare. The proposal therefore accords with Policy R/H4 of the Gosport Borough Local Plan Review. The proposed one and two bedroom units will also assist in providing a variety of residential accommodation to meet the housing needs of the Borough. Given the fact that the building will not be extended to enable the conversion and the very minor alterations to the external appearance of the side elevations to the building this conversion into two flats will not adversely impact on the design of the building or the overall character of the area.

3. The relationship of the building to adjoining properties will not change and as such there will be impact in terms of loss of light as a result of this development. At present the side boundary adjacent to the driveway serving 40 Charlesbury Avenue is open and people visiting the front doors to either property are in close proximity to windows located at ground floor level. The applicant has confirmed that a fence will be erected on the common boundary and this can be required by condition. The introduction of an additional door in the side elevation as proposed will not be detrimental to the amenities of adjoining residents in terms of loss of privacy.

4. The divided rear garden will provide a satisfactory level of useable private amenity space for residents with adequate storage space for wheeled bins.

5. Following discussions with the applicant and agent the original parking arrangements have been amended so that clear pedestrian access will be maintained to the entrances to the flats. The proposed level of on site parking is considered to be adequate. Two secure cycle stores are to be provided along with two visitor cycle stands meeting minimum requirements. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

6. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8 of the Gosport Borough Local Plan Review for the additional one flat. Without this obligation the proposal is unacceptable.

#### **RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.

#### **Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. There will be no adverse effect on the character and appearance of the area, or the amenities of neighbouring or prospective occupiers. Adequate provision is made for

open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP7, R/H4, R/H7, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. Details of all new boundary treatment to be erected shall be submitted to, and approved in writing by, the Local Planning Authority before any such works are carried out and shall be erected in accordance with the approved details before the development is first brought into use.

Reason - In order to protect the amenities of the area and surrounding properties, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and these areas shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

4. The approved facilities for the storage of cycles shall be provided before the development is first brought into use and thereafter retained.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

5. Before the development is first brought into use the proposed 1.8 metres fence on the shared boundary with no. 40 Charlesbury Avenue shall be erected between the points 'A' – 'A' on the approved plan.

Reason – To protect the privacy of the occupiers of the adjacent property and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 02.**  
**APPLICATION NUMBER: K17425**  
**APPLICANT: Hermitage Housing Association**  
**DATE REGISTERED: 09.08.2007**

**RENOVATION, EXTENSION AND NEW BUILD ELEMENTS TO FORM 35no. DWELLINGS, 3no. OFFICES (CLASS B1) AND COMMUNITY FACILITY WITH CAR PARKING AND ECOLOGICAL AREA AND ACCESS FROM SPRING GARDEN LANE AND GEORGE STREET (LISTED BUILDING IN CONSERVATION AREA)**  
**Former Gosport Railway Station Spring Garden Lane Gosport**

### ***The Site and the proposal***

The former Gosport Railway Station is a Grade II\* Listed Building of significant historic and architectural importance, located at the northern end of Spring Garden Lane, within the urban area boundary and the St George Barracks South Conservation Area. The site is 0.7 hectares in area and is within 400metres of bus stops which are served by 8 plus buses per hour to Gosport Town Centre. The site is also within 400 metres of Stoke Road Principal Shopping Centre, 500 metres of Gosport Town Centre and 100 metres of the Forton Road Neighbourhood Centre. Adjacent to the northern boundary of the site is a cycle path which forms part of the Borough's strategic cycle network.

The original design by Sir William Tite, a prominent Victorian architect, comprised two platforms either side of the railway lines covered with a hipped slate and glass roof. The southern platform formed part of a grand passenger booking hall which was designed in Italianate fashion with a Portland stone colonnade. At each end of the building was a rusticated three arched arcade, although the main facade faced eastwards onto Spring Garden Lane. The station originally opened in 1841 and carried an active passenger service until 1953. In 1969 the goods service ceased and the station closed. Since its closure the station has become derelict, but parts of the core buildings remain, including the passenger and goods platforms, trackbed, main colonnade and entrance facade. In the south west corner of the site is an area of dense planting which contains several mature trees and a badger sett. The remainder of the site is mainly grass and overgrown tarmac, although an area of original cobblestones remains adjacent to Spring Garden Lane. The eastern boundary comprises a Listed low wall with iron railings and Portland stone capped pillars and several sets of gates, which were used by pedestrians and the train to Queen Victoria's station in Royal Clarence Yard. There is a Grade II Listed Pillar Box outside the entrance. On the northern and western boundaries is a 2 metre high chainlink fence.

To the north of the cycle path is a group of three storey Listed buildings including Spring Garden House Guest House and the Railway Inn Public House. Spring Garden House has windowed elevations facing the application site. To the west of Spring Garden House is Grosvenor Mews, a three storey flatted development with a large tree on the southern boundary, and Pearce Court a two and three storey development of elderly person's flats. On the boundary between the flats and the cycle path is a 2 metre high hedge. Number 13 Spring Garden Lane to the south is a two storey dwelling. This property has one first floor window facing onto the application site. On the boundary is a 1.8 metre high close boarded fence that is part covered by brambles. The two storey detached and detached properties in Grove Avenue have rear gardens exceed 30 metres in length, many of which contain mature trees. To the west of the application site is George Street, a cul de sac of two storey residential dwellings. The east elevation of 36 George Street contains one first floor window. There is a limited amount of on street parking on both sides of Spring Garden Lane in the vicinity of the application site, with various restrictive road markings.

Due to its exposed nature large parts of the station building are suffering from structural defect and it has been placed on the National Buildings at Risk Register. The owners of the site, Hampshire County Council, have explored options for its future use to secure the repair and restoration of



these important Listed buildings. The prospective purchasers, Hermitage Housing Association, have submitted the following proposal:-

- retention of the existing Listed railings and gated entrances facing Spring Garden Lane and recreation of the original forecourt and approach
- vehicular and pedestrian access from George St
- repair and refurbishment of the existing Grade II\* Listed southern passenger platform to provide 3no. offices, a community facility, 1no. 2bed maisonnette, 3no. three bed maisonnettes and 8no. one bed flats (all residential units to be offered for sale on the open market)
- repair and refurbishment of the existing Grade II\* Listed northern goods platform to provide 4no. two bed town houses, 4no. three bed townhouses and 4no. two bed flats (all for rent)
- a new contemporary three storey building adjacent to the northern goods platform to provide 5no. three bed townhouses for shared ownership and 6no. two bed flats for rent
- private amenity space in the form of enclosed individual gardens, a communal landscaped area between the platforms, private terraces and balconies
- re-creation of the formal waiting gardens facing Spring Garden Lane
- a comprehensive landscape scheme, to include new tree and shrub planting and external lighting
- removal of 3no. sycamore trees adjacent to south western corner of passenger platform and 2no. Swedish Whitebeam on the western boundary
- relocation of the existing badger set and creation of dedicated ecological area with retention of existing entry and exit points and new badger corridors
- 45 car parking spaces
- short and long stay cycle parking facilities
- low level screened timber refuse enclosures

The application is supported with a Design and Access Statement together with a Historic Study, Ground Investigation Report, Ecology Report and Arboricultural Survey.

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

K.17425/1 - Associated Listed Building Application.

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/BH1

Development in Conservation Areas

R/BH3

Development Affecting Listed Buildings

R/BH8

Archaeology and Ancient Monuments

R/CF1

New or Improved Community Health Facilities

R/CF3

Provision of Community Facilities on Major Housing Development

R/CF6

Provision of Educational Facilities

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/DP6

Landscape Design

R/DP8

Protection of Trees

R/EMP6  
 Development for Employment Uses within Urban Areas  
 R/ENV2  
 River and Groundwater Protection  
 R/ENV5  
 Contaminated Land  
 R/ENV10  
 Noise Pollution  
 R/ENV14  
 Energy Conservation  
 R/ENV15  
 Renewable Energy  
 R/H1  
 Allocation of land for housing  
 R/H4  
 Housing Densities  
 R/H5  
 Affordable Housing  
 R/OS8  
 Recreational Space for New Residential Developments  
 R/OS10  
 Protection of Areas of International Conservation Importance  
 R/OS11  
 Protection of Areas of National Nature Conservation Importance  
 R/OS13  
 Protection of Habitats Supporting Protected Species  
 R/T2  
 New Development  
 R/T3  
 Internal Layout of Sites  
 R/T10  
 Traffic Management  
 R/T11  
 Access and Parking  
 R/OS14  
 Biodiversity Action Plans  
 R/ENV11  
 Minimising Light Pollution  
 R/DP7  
 Additions, Extensions and Alterations  
 R/T4  
 Off-site Transport Infrastructure

### **Consultations**

County Education Officer	Developer contribution towards education facilities not required.
Environment Agency (Hants & IOW)	No objection. Conditions and informatives requested.
Natural England	No objection provided condition attached relating to timing of works.
Council For British Archaeology	No response.

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Southern Water	Formal application for connection to the public sewer required. Request informative to advise applicant. Disposal of surface water should not be to a public foul sewer.
English Heritage	No objection. Very intelligent and interesting scheme. Query parapet/eaves detail on northern elevation of Block B.
The Gosport Society	No objection. Design of housing is sympathetic to the station complex and amount of affordable housing is commendable.
Traffic Management	No objection. Refuse and large delivery vehicles will service the site from Spring Garden Lane due to width of gates. Gates should be fixed open. 6.4 metre dropped kerbs required for refuse collection and to provide convenient access. Additional waiting restrictions required to protect access and sight lines.
Streetscene (Parks & Horticulture)	Tree survey detailed and agree with categorisation. Tree retention, removal and new planting proposals are appropriate for the development. Ownership of G.18 should be clarified.
Streetscene (Waste & Cleansing)	No objection. Refuse storage acceptable. Comment on carry distance to bin store for Block A.
Building Control	Fire access satisfactory. Dwellings in centre of development will require sprinkler system.
Housing Services (Strategic)	No objection. Mix and tenure of properties will meet local housing need.
Economic Prosperity	The provision of 135 square metres of office space is likely to support a maximum of 6-7 jobs.
Environmental Health (Pollution & Environment)	Original sampling limited. Additional ground investigation works to be undertaken and results submitted for consideration before remediation scheme agreed.
Property Services	No objection. Floor area of community facility needed to assess suitability for possible occupant.
County Archaeologist	Recommendations made within Historic Study, eg further documentary research, a programme of archaeological excavation and a full building survey (Level III standard), should be dealt with by planning condition.

Crime Prevention Officer

Request further input into height , specification and location of all boundary treatment, gates and lighting with regard to maximising levels of natural surveillance and the specification of all windows, doors and cycle stores

### ***Response to Public Advertisement***

11 letters of objection received

Issues raised: historic value of site; development does not accord with Hampshire County Council's Development Brief; housing mix; no affordable housing required at 5 Spring Garden Lane; overdevelopment; design; plans misleading regarding loss of privacy from balconies on Block B; safety measures for balconies; loss of privacy to Pearce Court; loss of outlook from properties in George Street; location of refuse store; noise disturbance; lighting; affects on wildlife; loss of trees; no children's play area; site should remain open space; old railway line should be ring-fenced as a possible transport terminus; increased traffic and risk of accidents; overspill parking in locality; no crossing points for bus stops in Forton Road; lack of investment in infrastructure by Hampshire County who will be making matters worse with this application; no benefit to town; responsibility for existing and proposed drainage; boundary treatment and site security; behaviour of future tenants; affect on property values; access to site during building works.

1 letters of support received (from objector)

Issues raised; although concerns raised, generally approve of scheme; understand planning constraints regarding housing targets; hope the homes will become available for key workers; scheme will end many years of dereliction.

### ***Principal Issues***

1. The main issues in this case are the principle of the proposal, the acceptability of the design and its impacts on the historic and architectural character and appearance and setting of the Grade II\* Listed Station Building and adjacent Listed Buildings, the impact on the character and appearance of the St George Barracks Conservation Area and the wider area, the archaeological interests of the site, the amenities of existing nearby and prospective residents, parking and traffic conditions in the locality, the interests of nature conservation and the provision of affordable housing and open space.

2. The site is not allocated as open space within the Gosport Borough Local Plan, or protected for future transport proposals and therefore the scheme should be considered on its individual merits, in accordance with policies contained within the Gosport Borough Local Plan Review. The application site is in an accessible location within the urban area boundary and consequently the principle of a mixed use development containing residential dwellings, offices and a community facility is acceptable, provided the details accord with Policies R/DP1, R/H4, R/EMP6 and R/CF1 of the Gosport Borough Local Plan Review. The proposed offices will provide valuable employment opportunities in accordance with policy R/EMP6 and the community facility is appropriately located within an established residential area and close to existing defined Centres, in accordance with Policy R/CF1. The density of the development at 49.6 dwellings is low for an accessible location. However, it is appropriate in this instance given the unique and historically sensitive nature of this development and the constraints imposed by the form of the existing Listed buildings. The development will provide a mix of one, two and three bedroom houses and flats and therefore fully accords with Policy R/H4.

3. Whilst regard has been had to the pattern and form of the surrounding development, this is a unique site of significant historic and architectural importance and requires a unique design approach. The proposals involve the repair and restoration of significant parts of this important Grade II\* Listed Building, and with completion of the side arches and spanning parapets will recreate its original rectangular form. The new build elements attached to the north platform are set

back from the main facade to ensure the historical and architectural integrity of the original buildings is retained and can still be appreciated. New Build Block C follows the linear form of the platforms and original rail tracks and again retains a simple contemporary design, using modern materials that do not detract from the original building. The design has been complimented by English Heritage and includes a rhythmic quality reminiscent of the historic building and a complementary range of materials in its construction. The mix of uses within the development will complement the existing mix of uses in the immediate locality and in considering these factors, and the retention of the existing Listed entrance frontage in its current form and the recreation of the formal waiting garden fronting Spring Garden Lane, the proposal will enhance the historic and architectural character and appearance, and setting, of the existing and adjacent Listed Buildings and the character and appearance of the St George Barracks South Conservation Area and the appearance of the general area, in compliance with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review. A suitable landscape and lighting scheme will further enhance the overall appearance of the development and it is proposed to deal with these details and other detailed aspects of the development, including the method of repair and refurbishment of the Listed Building and all external construction materials, by planning condition. Conditions will also be attached to secure the implementation and future retention of the offices, community facility and formal waiting garden.

4. The archaeological importance of the site is acknowledged and it proposed to attach a condition to the consent to secure the implementation of the recommendations made within Historic Study relating to further documentary research, a programme of archaeological excavation and a full building survey (Level III standard). As such the development will comply with Policy R/BH8 of the Gosport Borough Local Plan Review.

5. The separation distance between the northern elevations of new build Block C and the refurbished goods platform (Block A) and Pearce and Grosvenor Court falls below the residential guideline figures within Appendix B of the Gosport Borough Local Plan. However, the size of the windows in the north facing elevations have been minimised and the third floor of the new build Block C is contained within a Mansard roof which is in effect no higher than the ridge of a pitched roof two storey house. The proposal would not result in an unsatisfactory living condition for existing or prospective residents in terms of loss of light, outlook or privacy. Moreover, the development will establish a streetscene along the existing cycle and footpath to create more security for residents, pedestrians and cyclists through increased natural surveillance in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review. The wide cycle and footpath with grass verges and street lighting, flanked by residential development, is more comparable to that of a regular street pattern than the traditional back to back arrangement, as referred to in the residential design guidance. The balconies on the southern elevation of Block B are recessed within the roof void behind a 1.2 metre high parapet and are over 45 metres away from the nearest residential properties in Grove Avenue. Given this and the existing trees within the rear gardens of these of the properties the development will result in an acceptable level of privacy for existing residents in Grove Avenue and prospective occupiers of the development. The retention of the Holly tree on the southern boundary and the offset relationship to 13 Spring Garden Lane will ensure that the development will not have a detrimental impact on the occupiers of this property in terms of loss of privacy or outlook.

6. The tree survey concludes that the individual trees on the site are of generally poor quality and their merit is as a collective group. The report also advises that future maintenance is required to enable the better specimens to reach maturity. The new trees to be planted throughout the site will mitigate against the loss of the three sycamore trees and two Swedish Whitebeam and as such the proposal complies with Policy R/DP8 of the Gosport Borough Local Plan. It is worth noting that as the site is within a Conservation Area any works to the trees on the site will remain under the control of the Council.

7. The Ecology Report concludes that the site has some ecological value and recommends a number of measures to protect badgers and invertebrates both during and subsequent to development. It is proposed to attach a condition to the consent to require the submission and implementation of a scheme for supporting badgers within the development, and for the translocation of slowworms and for the enhancement of the habitat available for birds and bats. Although bats are not known to be using the site for roosting or hibernation they have been

observed feeding along the tree canopy and within some of the gardens in the locality. Conditions will also be attached to restrict the timing of the works and for the provision, retention and future management of the ecological area as a whole. As such the development accords with Policies R/OS10, R/OS11, R/OS13 and R/OS14 of the Gosport Borough Local Plan Review.

8. The proposed access, cycle and refuse storage arrangements are acceptable and the proposed car parking complies with the maximum standards for this development. However, it is proposed to deal with the detailed layout of the site accesses and vehicle turning areas and location of the bin and cycle stores by planning condition. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum of £3000 to cover the costs of the required TRO and any additional road markings or signage.

9. The applicant has also confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and or improvement of outdoor playing space, in accordance with Policy R/OS8. The proposed development contains an appropriate level of private amenity space for occupiers of the new dwellings and also provides a significant amount of other open space, including the ecological area, communal landscaped area and formal waiting garden. The size of the development falls below the threshold for requiring on site informal open space, or an off-site contribution. The informal open space that has been provided is greater than the combined requirements set out in Appendix O for informal open space and playspace. Therefore as the on site informal open space is offsetting the amount of play space required and the children living within the development will have access to garden space on site and a significant play park just over 300 metres away which can be reached along the adjacent cycle/pedestrian path, no off site contribution for play space is required in this instance. The open space contribution will therefore be required for sports pitches and other sports facilities and totals £33,516.

10. The size and tenure mix of the housing to be provided accords with Council's housing priorities and the developer has confirmed a willingness to enter a planning obligation to secure provision of 40% affordable housing, in accordance with Policy R/H5 of the Gosport Borough Local Plan.

11. Without these obligations relating to open space, a traffic regulation order and affordable housing, the proposal would be unacceptable.

12. There was no requirement to provide affordable housing at 5 Spring Garden Lane as the scheme fell below the threshold set out in Policy R/H5. The affect on property values, access arrangements during construction works, responsibility for existing and proposed drainage facilities and the behaviour of future occupiers are not planning issues and any safety measures required to prevent people falling from balcony would be dealt with at the Building Regulation Stage.

13. In conclusion, this proposal provides an opportunity to restore one of Gosport's most important historic buildings which is on the Buildings at Risk Register and secure a long term viable use for the site.

#### **RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. the payment of a commuted sum towards outdoor playing space
2. a traffic regulation order
3. provision of affordable housing

#### **Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will reduce the need to travel by providing employment opportunities within walking distance of homes

and where public transport can be used for commuting. The development will enhance the historical and architectural character and appearance and setting of the Grade II\* Listed Railway Station and the setting of the adjacent Listed Buildings and the character and appearance of the St George Barracks South Conservation Area and the visual amenities of the area. The development will not have an adverse impact on the amenities of existing or prospective occupiers, or traffic/parking conditions in the locality or the interests of nature conservation. Suitable refuse storage and cycle storage facilities are to be provided and the necessary archaeological works undertaken. The proposal also makes satisfactory provision for outdoor playing space and affordable housing and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. As such the development complies with Policies R/DP1, R/DP3, R/DP6, R/DP7, R/DP8, R/BH1, R/BH3, R/BH8, R/H1, R/H4, R/H5, R/EMP6, R/OS8, R/OS10, R/OS11, R/OS13, R/OS14, R/ENV2, R/ENV5, R/ENV10, R/ENV11, R/T2, R/T3, R/T4, R/T10, R/T11, R/CF1, R/CF3 and R/CF6 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. No development shall commence until a scheme of measures to support badgers, bats and birds within the development and for the translocation of slow worms from the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before works are commenced and the approved measures retained thereafter.

Reason - In the interests of nature conservation and to comply with Policy R/DP1 and R/OS13 of the Gosport Borough Local Plan Review.

3. No development shall commence until arrangements have been put in place to secure the use of the room at ground floor level at the eastern end of Block B as a Community Facility. Such arrangements shall include details of the fitting out of the building and a scheme for its future management and retention.

Reason - In the interests of securing adequate community facilities for the development and the locality and to comply with Policies R/CF1 and R/CF3 of the Gosport Borough Local Plan Review.

4. No development shall commence until a scheme for the implementation of the landscape works and future management of the formal waiting garden, to include access arrangements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within 6 months from the occupation of the first dwelling and the formal waiting garden retained thereafter.

Reason - To maintain appropriate levels of open space within the development and to protect the architectural and historic character and appearance and setting of the Listed Buildings and the St George Barracks South Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

5. Plans and particulars showing the detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be implemented in accordance with the approved details.

a) vertical and horizontal drawings of all windows and doors at a scale of 1:10, to include the proposed colour finish

b) a detail of the glazing bars for Block B at 1:1

c) details of the restoration and repair of Blocks A and B to include lime mortars, renders, paints and material samples

d) details of all works and measures to provide new services, fireproofing, soundproofing, insulation and ventilation throughout Blocks A and B, including all the method of attaching to the historic fabric of these buildings and typical details in section at a scale of 1:10

e) details of all new proposed floor, wall and ceiling surfaces and internal fittings for Blocks A and B including the method of attachment to the historic fabric of those buildings and their finished appearance

f) details of the parapet on the north elevation of Block B, including elevation and vertical and horizontal section drawings at a scale of 1:50

g) details of the internal layout and elevations of the cycle stores at a scale of 1:20

h) details of the location and internal layout and elevations of the refuse stores at a scale of 1:20.

Reason - Such details have yet to be submitted and to ensure these details are appropriate in this context and to maintain the integrity and character of the Listed Buildings and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

6. Details, including samples, of all external facing and roofing materials shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - To protect the architectural and historic character and appearance of the Listed Buildings and the St George Barracks South Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

7. Notwithstanding the requirements of condition 4 above, no development shall take place until full details of the hard and soft landscaping works have been submitted to, and approved by, the Local Planning Authority. These details shall include all means of enclosure (including railings and gates at a scale of 1:20), the method of permanently fixing open the access gates, all hard surfacing materials, signage and external lighting and a planting plan, to include written specifications and schedules of plants, noting species, plant sizes and proposed number/densities where appropriate, together with an implementation programme.

Reason - To protect the architectural and historic character and appearance of the Listed Buildings and the St George Barracks South Conservation Area and the amenities of the area and to comply with Policies R/DP1, R/DP6, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

8. The approved landscaping scheme shall be completed within six months from first occupation and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

Reason - In order to protect the architectural and historic character and appearance of the Listed Buildings and the St George Barracks South Conservation Area and the amenities of the area and to comply with Policies R/DP1, R/DP6, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

9. No development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details. Such details should include provision of all surface water drainage from parking areas and areas of hardstanding to be passed through an oil separator designed to have the capacity and details compatible with the site being drained. Roof water should not pass through the separator. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SuDS) in accordance with the principles of sustainable drainage systems set out in Annex F of PPS 25, and the results of the assessment provided to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:



- (i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- (ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and
- (iii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details.

Reason - In the interests of the safety and amenity of future occupants, to prevent pollution of the water environment and to reduce the risk of erosion, flooding and ecological damage in compliance with Policies R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

10. No development shall be commenced until a scheme for the method of work and construction has been submitted to and approved in writing by the Local Planning Authority. The method statement should identify all pollutants resulting from on site activities during the construction/demolition phase. It should also identify pollution pathways and receptors as well as any pollution prevention measures employed to mitigate against these risks.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future site occupants in compliance with Policies R/ENV2 and R/ENV5 of the Gosport Borough Local Plan Review.

11. No development shall take place on the site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted to and approved by the Local Planning Authority in writing. The scheme shall include further documentary research, a programme of archaeological excavation and the conducting of a full buildings survey to Level III Standard.

Reason - To ensure that any archaeological evidence is investigated and recorded and to comply with Policy R/BH8 of the Gosport Borough Local Plan Review.

12. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:

- (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 BS1175:2001; and unless otherwise agreed in writing by the Local Planning Authority,
  - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice;
- and, unless otherwise agreed in writing by the Local Planning Authority.

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future site occupants in compliance with Policy R/ENV5 of the Gosport Borough Local Plan Review.

13. The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 12(c) that any remediation scheme required and approved under the provision of condition 12(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme
- b) photographs of the remediation works in progress
- c) certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 12(c).

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future site occupants in compliance with Policy R/ENV5 of the Gosport Borough Local Plan Review.

14. No demolition or construction works involving the use of heavy machinery shall take place during the waterfowl over wintering period, being from 1 October until 31 March.

Reason - To avoid disturbance to over wintering migratory waterfowl along the Portsmouth Harbour SPA/SSSI and to comply with Policies R/OS10 and R/OS11 of the Gosport Borough Local Plan Review.

15. The development hereby permitted shall not be brought into use until areas for the parking and turning of vehicles shall have been provided and the areas shall be surfaced and subsequently retained and kept available for these purposes for all users at all times in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason - In the interests of highway safety and to ensure adequate car parking, loading and unloading facilities are provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

16. Before the development hereby permitted is first brought into use cycle storage facilities shall be provided and thereafter retained in accordance with the details submitted to and approved by the Local Planning Authority under condition 5 above.

Reason - In order to ensure that adequate cycle storage is provided and in the interests of amenity and to protect the architectural and historic character and appearance and setting of the Listed Buildings and the St George Barracks South Conservation Area and to comply with Policies R/T11, R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

17. Before the development hereby permitted is first brought into use facilities for the storage of refuse for removal from the site shall be provided and thereafter retained in accordance with the details submitted to and approved by the Local Planning Authority under condition 5 above.

Reason - In order to protect the amenities of the area and the architectural and historic character and appearance and setting of the Listed Buildings and the St George Barracks South Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no windows, including dormer windows shall be constructed above ground level within the north or south elevations of Blocks A, B or C without the prior consent in writing of the Local Planning Authority.

Reason - In order to protect the amenity of the occupiers of the adjoining properties and the prospective occupiers of the development and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no additional walls, fences or other means of enclosure shall be erected on the site without the prior consent in writing of the Local Planning Authority.

Reason - In order to preserve the architectural and historic character and appearance and setting of the Listed Buildings and the St George Barracks South Conservation Area, and to protect the amenity of the occupiers of the adjoining properties, and in the interests of reducing the potential for criminal activity and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no access other than that shown on the approved plan shall be formed to the site.

Reason - In the interests of highway safety, and to protect the historic and architectural character and appearance and setting of the Listed Buildings and the St George Barracks South Conservation Area, and to comply with Policies R/DP1, R/BH1, R/BH3, R/T3 and R/T10 of the Gosport Borough Local Plan Review.

21. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no building or extension, including additional balconies shall be erected without the prior consent in writing of the Local Planning Authority.

Reason - In order to protect the amenities of the area and the architectural and historic character and appearance and setting of the Listed Buildings and the St George Barracks South Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

22. No goods, plant or material shall be deposited or stored in the open or displayed for sale in the open on the site without the prior consent in writing of the Local Planning Authority.

Reason - In order to protect the amenities of the area and the architectural and historic character and appearance and setting of the Listed Buildings and the St George Barracks South Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

23. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no satellite dishes or other antennae shall be erected without the prior consent in writing of the Local Planning Authority.

Reason - In order to protect the amenities of the area and the architectural and historic character and appearance and setting of the Listed Buildings and the St George Barracks South Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

24. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any replacement or re-enactment thereof), the 3no. offices shown on the approved plan shall be used only for purposes falling within Class B1 of the Town & Country Planning (Use Classes) Order 1987 and for no other purpose whatsoever.

Reason - To maximise the employment potential of the site and in the interest of amenity and to comply with Policies R/EMP6 and R/DP1 of the Gosport Borough Local Plan Review.

25. The trees and hedges on the site which are to be retained shall be protected during building operations by strict compliance with the Local Planning Authority's "Code of Practice relating to the Protection of Trees on Building Sites" (copy enclosed).

Reason - To ensure the enhancement of the development by the retention of natural features, and to comply with Policies R/DP1 and R/DP8 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 03.**  
**APPLICATION NUMBER: K17425/1**  
**APPLICANT: Hermitage Housing Association**  
**DATE REGISTERED: 09.08.2007**

**LISTED BUILDING APPLICATION - RENOVATION, EXTENSION AND NEW BUILD ELEMENTS TO FORM 35no. DWELLINGS, 3no. OFFICES (CLASS B1) AND COMMUNITY FACILITY (CONSERVATION AREA)**  
**Former Gosport Railway Station Spring Garden Lane Gosport**

### ***The Site and the proposal***

The former Gosport Railway Station is a Grade II\* Listed Building of significant historic and architectural importance, located at the northern end of Spring Garden Lane within the St George Barracks South Conservation Area.

The original station design by Sir William Tite, a prominent Victorian architect, comprised two platforms either side of the railway lines covered with a hipped slate and glass roof. The southern platform formed part of a grand passenger booking hall which was designed in Italianate fashion with a Portland stone colonnade. At each end of the building was a rusticated three arched arcade, although the main facade faced eastwards onto Spring Garden Lane. The station originally opened in 1841 and carried an active passenger service until 1953. In 1969 the goods service ceased and the station closed. Since its closure the station has become derelict, but parts of the core buildings remain, including the passenger and goods platforms, trackbed, main colonnade and entrance facade. In the south west corner of the site is an area of dense planting which contains several mature trees and a badger sett. The remainder of the site is mainly grass and overgrown tarmac, although an area of original cobblestones remains adjacent to Spring Garden Lane. The eastern boundary comprises a Listed low wall with iron railings and Portland stone capped pillars and several sets of gates, which were used by pedestrians and the train to Queen Victoria's station in Royal Clarence Yard. There is a Grade II Listed Pillar Box outside the entrance. On the northern and western boundaries is a 2 metre high chainlink fence.

Due to its exposed nature large parts of the station building are suffering from structural defect and it has been placed on the National Buildings at Risk Register. The owners of the site, Hampshire County Council, have explored options for its future use to secure the repair and restoration of these important Listed buildings. The prospective purchasers, Hermitage Housing Association, have submitted the following Listed Building proposal:-

- retention of the existing Listed railings and gated entrances facing Spring Garden Lane and recreation of the original forecourt and approach
- repair and refurbishment of the existing Grade II\* Listed southern passenger platform to provide 3no. offices, a community facility, 1no. 2bed maisonnette, 3no. three bed maisonnettes and 8no. one bed flats
- repair and refurbishment of the existing Grade II\* Listed northern goods platform to provide 4no. two bed town houses, 4no. three bed townhouses and 4no. two bed flats
- provision of a communal landscaped area adjoining the platforms and private terraces on the existing platform surfaces

The application is supported with a Design and Access Statement together and a Historic Study. If the Council is minded to grant Listed Building Consent, the application will need to be referred to the Secretary of State for a decision as the proposal relates to a Grade II\* Listed Building.

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

K.17425 - Associated planning application.

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## **Relevant Policies**

Gosport Borough Local Plan Review, 2006:  
R/BH3  
Development Affecting Listed Buildings

## **Consultations**

Society For The Protection Of Ancient Buildings	No response.
Twentieth Century Society	No response.
English Heritage	No objection. Very intelligent and interesting scheme. Query parapet/eaves detail on northern elevation of Block B.
The Gosport Society	No objection. Design of housing is sympathetic to the station complex.
The Georgian Group	No response.
The Victorian Society	No response.

## **Response to Public Advertisement**

11 letters of objection received

Issues raised: historic value of site; development does not accord with Hampshire County Council's Development Brief; housing mix; no affordable housing required at 5 Spring Garden Lane; overdevelopment; design; plans misleading regarding loss of privacy from balconies on Block B; safety measures for balconies; loss of privacy to Pearce Court; loss of outlook from properties in George Street; location of refuse store; noise disturbance; lighting; affects on wildlife; loss of trees; no children's play area; site should remain open space; old railway line should be ring-fenced as a possible transport terminus; increased traffic and risk of accidents; overspill parking in locality; no crossing points for bus stops in Forton Road; lack of investment in infrastructure by Hampshire County who will be making matters worse with this application; no benefit to town; responsibility for existing and proposed drainage; boundary treatment and site security; behaviour of future tenants; affect on property values; access to site during building works.

1 letters of support received (from objector)

Issues raised; although concerns raised, generally approve of scheme; understand planning constraints regarding housing targets; hope the homes will become available for key workers; scheme will end many years of dereliction.

## **Principal Issues**

1. The main issue in this case is the impact of the proposal on the historic and architectural character and appearance of the Grade II\* Listed Station Building. The other issues raised within the letters of representation have been addressed under the associated planning application, reference K17425.

2. The former Railway Station is a unique site of significant historic and architectural importance and requires a unique design approach. The proposals involve the repair and restoration of significant parts of this important Grade II\* Listed Building, and with completion of the side arches and spanning parapets will recreate its original rectangular form. The new build elements attached to the north platform are set back from the main facade to ensure the historical and architectural integrity of the original buildings is retained and can still be appreciated. The design has been

complimented by English Heritage and includes a rhythmic quality reminiscent of the historic building and a complementary range of materials in its construction. In considering these factors, and the retention of the existing Listed entrance frontage in its current form, the proposal will enhance the historic and architectural character and appearance of this important Grade II\* Listed Building in compliance with Policy R/BH3 of the Gosport Borough Local Plan Review. Detailed aspects of the development, including the method of repair and refurbishment of the Listed Building and all external construction materials will be dealt with by planning condition. Conditions have been attached to the associated planning application to secure the implementation of a suitable landscape scheme, including lighting, which will further enhance the overall appearance and setting of the development.

3. In conclusion, this proposal provides an opportunity to restore one of Gosport's most important historic buildings which is on the Buildings at Risk Register and secure a long term viable use for the site.

**RECOMMENDATION:**

That the Secretary of State be advised that the Borough Council is minded to Grant Listed Building Consent subject to the following conditions:-

**Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal will enhance the historical and architectural character and appearance of this Grade II\* Listed Building. As such, the development complies with Policy R/BH3 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

1. The works hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act, 1990 (as amended).

2. Plans and particulars showing the detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be implemented in accordance with the approved details.

a) vertical and horizontal drawings of all windows and doors at a scale of 1:10, to include the proposed colour finish

b) a detail of the glazing bars for Block B at 1:1

c) details of the restoration and repair of Blocks A and B to include lime mortars, renders, paints and material samples

d) details of all works and measures to provide new services, fireproofing, soundproofing, insulation and ventilation throughout Blocks A and B, including all the method of attaching to the historic fabric of these buildings and typical details in section at a scale of 1:10

e) details of all new proposed floor, wall and ceiling surfaces and internal fittings for Blocks A and B including the method of attachment to the historic fabric of those buildings and their finished appearance

f) details of the parapet on the north elevation of Block B, including elevation and vertical and horizontal section drawings at a scale of 1:50

Reason - Such details have yet to be submitted and to ensure these details are appropriate in this context and to maintain the integrity and character of the Listed Buildings and to comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

3. Details, including samples, of all external facing and roofing materials shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - To protect the architectural and historic character and appearance of the Listed Buildings and to comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 04.**  
**APPLICATION NUMBER: K16713/3**  
**APPLICANT: Berkeley Homes (Southern) Ltd**  
**DATE REGISTERED: 27.06.2007**

**ERECTION OF 140 DWELLINGS WITH ASSOCIATED PARKING, REFUSE AND CYCLE STORAGE AND ESTATE OFFICE ( PARTIAL AMENDMENT TO K16713/1)(as amended by Reptile Survey results received 09.07.07 and landscape plans and details, car parking management plan and elevational plans received 28.08.07, 31.08.07 and 24.09.07)**

**Royal Clarence Yard Weevil Lane Gosport Hampshire**

### ***The Site and the proposal***

The application site forms the central part of the Royal Clarence Yard re-development on the east side of Weevil Lane. It is within a Conservation Area with a number of important Listed Buildings graded II and II\* in the immediate vicinity. The ramparts on the west side of Weevil Lane are a Scheduled Ancient Monument. Portsmouth Harbour, an SPA Ramsar Site and SSSI, lies to the east but the boundaries of the application site are not contiguous with the designated area. Part of the application site is within Flood Zones 2 and 3.

The proposal is for a revision in the layout, design and types of dwelling unit within phases C and D of the development approved under planning permission K16713/1 which was allowed on appeal on 2 February 2006. K16713/1 was itself a revision to an Outline consent K15500 permitted by the Council in November 2001 and partly implemented through a series of detailed permissions. This current application proposes no alteration to the number of dwellings allowed on appeal in this area which remains at 140. There are associated amendments to the access roads, car parking, bin storage, landscaping and cycle storage facilities.

Within Phase D the principal alteration is the inclusion of a row of 6 town houses in two terraces to the rear of the Superintendent and Deputy Superintendent Houses on what was originally part of the rear gardens of those properties including the garden walls which are Listed Grade II. In addition a row of 6 terraced houses replaces the 2 apartment blocks G1 and G2 each containing 6 flats which were approved in this location under both K15500 and K16713/1. All these houses front onto a new access road from Weevil Lane. There are openings proposed in the Listed walls to accommodate the new dwellings and these are the subject of a separate application for Listed Building Consent. 16 trees will be removed to build the town houses and a row of 13 mature trees will be planted along the boundary with the Superintendent and Deputy Superintendent Houses. A further row of trees of a species yet to be agreed are to be planted to the east where the three apartment blocks approved in this location under K15500 and K16713/1 (C1, C2 and C3) have been consolidated into two blocks (C1 and C2) with a continuous frontage to Salt Meat Lane instead of the set back previously approved so that there is a rear instead of a front courtyard.

Within Phase C alterations are proposed to the north and west sides of the quadrangle arrangement of buildings (F1-F4) behind the waterfront. The western block (F4) has been replaced with 3 smaller structures - an Estate office with a flat above in the centre, flanked on one side by a bin store and on the other by a cycle store - linked by a wall fronting the east side of Salt Meat Lane. This has provided an opportunity to increase the number of parking spaces and improve the aspect from the north and south elevations of Blocks F3 and F2. In addition minor changes have been made to the elevations of the northern block F3 to accommodate an increased number of smaller units, resulting in a different arrangement of windows, and the colonnaded walkway has been raised to reflect the current flood risk advice requirements. The colonnaded walkway links with a pedestrian route through to a new small public square to the east of the proposed town houses.

The above amendments have resulted in 12 less flats. In addition the mix of 1 and 2 bedroomed flats has been changed to increase the number of 1 bed units from 62 to 72 and reduce the number



of 2 bed units from 78 to 56. The number of car parking spaces in this part of the site has been increased from 107 to 127 and the number of cycle racks has increased from 104 to 132 with separate cycle storage for each town house in their rear gardens.

The application has been submitted with a Planning Statement, Design and Access Statement, Transport Assessment Flood Risk Assessment, Ecological Report and Reptile Study, Tree Inspection Report, Archaeological Statement and Contamination Statement

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

K15500 O/L consent granted November 2001 for 380 dwellings, 1620 sq m retail, 3520 sq m pub/restaurants, 3390 sq m leisure (incl. cinema), 9530 sq m office/workshop (B1) uses, 130 mooring berths with 1003 parking spaces was commenced and Phases A, I and J (residential including affordable housing on west side of Weevil lane), F (Marina) K and G (industrial units The Cooperage and North Meadow) and H (Block T residential) completed.

K16713 and K16714 (duplicate) amendment to K15500 refused

K16713/1 amendment to central area of Royal Clarence Yard for 698 dwellings, reduction in commercial floor space and transfer of cinema to The Slaughterhouse allowed on appeal 2 February 2006.

K16711/1 Listed Building Consent to facilitate Implementation of K16713/1 granted

K 16713/5 Listed Building Consent to facilitate K16713/3 pending consideration

In addition there have been a large number of Detail Approvals, Tree Notifications, Conservation Area Consents, TPO consents and Listed Building Consents pursuant to K15500 and Detailed Permissions, Tree Notifications, Conservation Area Consents, TPO Consents and Listed Building Consents for the Superintendent and Deputy Superintendent Houses and other buildings surrounding Flagstaff Green which are not directly related to this application.

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

- R/BH1  
Development in Conservation Areas
- R/BH3  
Development Affecting Listed Buildings
- R/BH8  
Archaeology and Ancient Monuments
- R/CF6  
Provision of Educational Facilities
- R/CH1  
Development within the Coastal Zone
- R/CH2  
Pedestrian Access Along the Coast
- R/DP1  
General Standards of Development within the Urban Area
- R/DP3  
Provision of Infrastructure, Services and Facilities
- R/DP4  
Mixed-use Developments
- R/DP6  
Landscape Design
- R/DP8  
Protection of Trees
- R/T2

New Development  
 R/T3  
 Internal Layout of Sites  
 R/T4  
 Off-site Transport Infrastructure  
 R/T6  
 Improvements to Public Transport  
 R/T10  
 Traffic Management  
 R/T11  
 Access and Parking  
 R/H3  
 Major Housing Proposals as Part of a Mixed Use Development  
 R/H4  
 Housing Densities  
 R/H5  
 Affordable Housing  
 R/OS8  
 Recreational Space for New Residential Developments  
 R/OS10  
 Protection of Areas of International Conservation Importance  
 R/OS11  
 Protection of Areas of National Nature Conservation Importance  
 R/OS13  
 Protection of Habitats Supporting Protected Species  
 R/OS14  
 Biodiversity Action Plans  
 R/ENV1  
 Floodplains and Tidal Areas  
 R/ENV2  
 River and Groundwater Protection  
 R/ENV3  
 Water Resources  
 R/ENV5  
 Contaminated Land  
 R/ENV14  
 Energy Conservation  
 R/ENV15  
 Renewable Energy

### **Consultations**

Traffic Management	Additional 20 spaces provided compared to previous scheme whereas maximum allowance only increased by 2. Under maximum provision no objection can be sustained. New vehicular access to Weevil Lane has adequate visibility subject to traffic on Weevil Lane moving at 25 mph or less. Traffic calming on Weevil lane currently needs to be reviewed as cushions are poorly placed.
Streetscene (Parks & Horticulture)	Concur with tree report
Streetscene (Waste & Cleansing)	Storage areas sufficient and accessible

Building Control	Satisfactory subject to suitable fire mains for C1, C2 and C3 to ensure adequate access for fire service
Housing Services (Strategic)	No further affordable housing contribution required
Environmental Health (Pollution & Environment)	In view of the reports and the requirement of the EA for the land beneath the 1961 building to be remediated there are no comments.
County Education Officer	No response received
Environment Agency (Hants & IOW)	No objection subject to conditions
Natural England	Appropriate assessment not required. No impact on protected species. No objection
English Heritage	Application should be determined in accordance with policy and Council's specialist conservation advice.
The Gosport Society	Approve of smaller building in place of F4 but concern re scale of F3. Also approve of reversal of C1-C2. Additional building in G area will result in loss of open space but like the town houses which give a greater variety of accommodation. Concern re breach in 1767 wall and question whether it is necessary.
County Archaeologist	Impact on archaeology can be mitigated by condition

### ***Response to Public Advertisement***

3 letters of objection

Issues raised: security risk from access to rear of Superintendent and deputy Superintendent Houses; smells from bin store adj to rear wall of Superintendent and Deputy Superintendent Houses; loss of privacy as trees shown in gardens of Superintendent and Deputy Superintendent Houses have been removed; properties bought on basis of assurances the K16713/1 would not be amended to result in more invasive form of development as area to north would remain undeveloped to achieve conservation objectives; adverse impact on setting of Listed Buildings; inadequate parking and refuse storage capacity; overspill parking has detrimental impact on heritage and amenity; development should cease until issues relating to previous planning permissions have been addressed.

### ***Principal Issues***

1. The site is within the urban area and the principle of 140 dwellings in this location has been established through the grant of planning permission K16713/1 on appeal. Contamination has been addressed through the previous permissions. The main issues in this case are the impact of the new layout and redesigned buildings on the Conservation Area, Listed Buildings and Archaeology, residential amenity, nature conservation interests and the SPA/Ramsar Site; whether the development is sustainable having regard to the location within the Flood Zone; and the provision to be made for affordable housing, open space, parking, refuse storage and cycle parking.

2. The consolidation and re-orientation of the blocks of flats in Phase D (C1 and C2) strengthens the frontage to Saltmeat Lane and provides areas of open space at either end which enhances the street scene. The permeability of this part of the development will be increased with a new east-west route through from the rear of the Granary/Bakery on the waterfront past the colonnaded north elevation of the remodelled building F3 and out to a small square leading into the new access onto Weevil Lane. The estate office and ancillary buildings replacing F4 maintains the line of Saltmeat Lane and reflects the arrangement of the Ceremonial Gate leading to Flagstaff Green by creating a central administrative block with supporting buildings either side. A small terrace behind the Estate Office overlooks the parking area in the courtyard. The setting of the Listed Buildings in the vicinity is respected by using the same ridge and parapet heights. The new terraces of town houses reflect the scale of the Superintendent and Deputy Superintendent Houses whilst remaining subservient. In design terms these houses follow the detailing of the existing terraces of Officer Quarters fronting onto the west side of Weevil Lane. The Listed garden walls have been retained to maintain the historic pattern of enclosure apart from minor openings to facilitate access. The landscaping reinforces the lines of the new layout with avenues of trees along pedestrian routes. Trees are also to be used to structure public spaces and provide screening and the proposed surfacing materials will assist legibility of both routes and spaces. Mitigation of the impact on archaeology is to be dealt with by way of condition.

3. In terms of residential amenity the only residents directly affected by the proposal are the occupiers of the Superintendent and Deputy Superintendent Houses. On both approved schemes the land on which the new town houses are to be built formed part of the rear gardens to these properties. However the houses have been sold on with reduced rear gardens and the land is now surplus. The distance between the rear elevation of the existing and proposed houses is more than 40 metres which considerably exceeds the recommended separation distance within the Gosport Borough Local Plan. Moreover a substantial tree screen is to be planted on the shared boundary. A further tree screen is to be planted between the Deputy Superintendent's House and Blocks C1 and C2. This coupled with the revised lay out and reduction in the number of overlooking windows when compared with the K15500 and K16713/1 schemes will marginally improve the impact on the amenities of the occupiers of that property in terms of privacy, light and outlook. Concern has been expressed regarding the positioning of bin stores and as a result the applicant has amended the proposal and relocated the bin stores away from the shared boundary. The bin store provision is adequate and the amended location also reduces the pull distances to comply with the Council's guidance. The rear access serves only 2 private houses and runs along the side of two other residential properties with a gate at the northern end. I do not therefore consider there to be any crime and disorder issues arising from this part of the proposal.

4. The boundaries of the application site lie inside the main development of Royal Clarence Yard and there will be no impact on the Portsmouth Harbour Spa/Ramsar Site or SSSI. The Ecological report submitted with the application has demonstrated that there will be no adverse effect on protected species. Whilst some trees are to be lost they are not of good quality and their retention could not be justified. Moreover there will be an equal number of mature specimens of native deciduous trees planted as replacements and further tree planting in other areas of the site.

5. The footprint of the buildings within Flood Zones 2 and 3 (Buildings F3 and F4) has been considerable reduced and by reducing the number of flats overall within this area of the site (from 69 to 49) and also reducing the number of 2 bedroom flats, less people will be at risk. Raised floor levels will provide flood proofing and safer access and egress. Therefore not only are less people at risk, but in addition the risks are reduced when this proposal is compared to the K16713/1 scheme.

6. The Transport Statement submitted with the application indicates that there will be a less than 1% change in traffic generation compared with the approved scheme. As such there is no requirement for a further contribution towards highway improvements or improvements to public transport. The existing obligations are to be transferred by way of a S106 Agreement. An additional 20 parking spaces are to be provided for the whole development as a result of the amendments proposed. These are to be managed in accordance with the Car Parking

Management Plan approved under K16713/1. There are also to be more cycle parking spaces than the number provided as part of the previous scheme. The turning space within the new access from Weevil Lane has been amended to ensure larger vehicles can turn.

7. Affordable housing equating to 40% of the total number of residential units on the site as a whole have been provided through planning permission K16713/1 and are currently under construction. As the overall number of units has not been increased there is no requirement for a further affordable housing contribution. The existing obligations are to be transferred by way of a S106 Agreement.

8. A contribution towards the provision of outdoor playing space within the Borough is to be secured through a legal agreement. Without this contribution the proposal would be contrary to Policy R/OS8 and should be refused.

### **RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. the payment of a commuted sum towards outdoor playing space
2. provision of affordable housing
3. highway and public transport improvements
4. water taxi provision

### **Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the site is allocated for residential use as part of a mixed use development and does not require an educational contribution. The revised design and layout is at an acceptable density; will preserve and enhance the conservation area; will not adversely affect the setting of the Listed Buildings, the coastal setting and access to the coast, archaeology, residential amenity, nature conservation and the SPA/Ramsar Site; is sustainable having regard to the location with the Flood Zone and the reliance on the private car; and makes adequate provision for affordable housing, open space, parking, refuse storage and cycle parking. The development as proposed therefore complies with Policies R/BH1, R/BH3, R/BH8, R/DP1, R/DP3, R/DP4, R/DP6, R/DP8, R/CH1, R/CH2, R/T2, R/T3, R/T4, R/T6, R/T10, R/T11, R/H3, R/H5, R/H4, R/CF6, R/OS8, R/OS10, R/OS11, R/OS13, R/OS14, ENV1, R/ENV2, R/ENV3, R/ENV5, R/ENV14 and R/ENV15 of the Gosport Borough Local Plan Review.

### **Subject to the following conditions:-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990.

2. No development shall take place within the boundaries of each phase until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted to and approved by the Local Planning Authority in writing.

Reason - To ensure that any archaeological evidence is investigated and recorded and to comply with Policy R/BH8 of the Gosport Borough Local Plan Review.

3. Details of all new windows, doors and any other openings including horizontal and vertical sections and elevations at a scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure the appearance of the buildings preserve and enhance the character and appearance of the Conservation Area and the setting of the adjacent Listed Buildings to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. Details of any lintels, cills, cornices, coping and string courses proposed on the new buildings including horizontal and vertical sections and elevations at a scale of 1::10 shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the building is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure the appearance of the buildings preserve and enhance the character and appearance of the Conservation Area and the setting of the adjacent Listed Buildings to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

5. Details including samples of all external facing and roofing materials for each new building shall be submitted to and approved in writing by the Local Planning Authority before works to that building commence. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to preserve and enhance the Character and Appearance of the Conservation area and the setting of the adjacent Listed Buildings to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

6. Before each phase of the development hereby permitted is first brought into use the approved cycle storage facilities for that phase shall be provided and thereafter retained

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

7. The facilities hereby approved for the storage of refuse for removal from the premises shall be provided for each phase before any of the dwellings within that phase are first occupied and thereafter retained and maintained.

Reason - In order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

8. The trees and hedges on the site which are to be retained shall be protected during building operations by strict compliance with the Local Planning Authority's "Code of Practice relating to the Protection of Trees on Building Sites" (copy enclosed).

Reason - To ensure the enhancement of the development by the retention of natural features, and to comply with Policies R/DP1 and R/DP8 of the Gosport Borough Local Plan Review.

9. The trees to be planted to the south of G2 and G3 on the southern boundary of the site shall be planted within the first planting season following commencement of development of G2 and G3. The trees shall be planted in the positions shown on Drawing No. L90-411 and shall each be a minimum height of 4.5 metres at the time of planting and allowed to grow freely in accordance with good arboriculture practice until reaching maturity and shall thereafter be retained and maintained. Any trees which die, are removed or become seriously damaged or diseased in the first five years shall be replaced with others of identical species and heights (or as may otherwise be agreed in writing with the Local Planning Authority) in the next planting season.

Reason – In the interest of the amenity of the area and to protect the privacy of the occupiers of the adjacent properties to the south in compliance with policy R/DP1 of the Gosport Borough Local Plan Review.

10. Trees and shrubs of species, number and planting height to be approved beforehand by the Local Planning Authority shall be planted on the western boundary of the site between the Deputy Superintendent's House and Blocks C1 and C2 in the first planting season following commencement of the development of those buildings or within such other period as may be agreed with the Local Planning Authority, and any trees or shrubs which die, are removed or become seriously damaged or diseased in the first five years shall be replaced with others of

identical species (or as may otherwise be agreed in writing with the Local Planning Authority) in the next planting season.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

11. No development shall take place until full details of the maintenance scheme for the soft landscaping works have been submitted to and approved by the Local Planning Authority. The maintenance scheme shall thereafter be implemented as approved.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

12. The remaining landscaping shown on Drawing L90-411 rev E following the planting of the tree screens on the southern and eastern boundaries of the site shall be completed for each phase within six months from the completion of the last building shell of that phase, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

13. No phase within the development hereby permitted shall be brought into use until the measures to implement the Car Parking Management Plan for that phase have been introduced in accordance with a scheme submitted to and approved by the Local Planning Authority in writing and those measures shall be subsequently retained as approved.

Reason – In the interests of amenity and to preserve and enhance the character and appearance of the Conservation Area and the setting of the listed Buildings in compliance with policies R.BH1, R/BH3 and R/DP1 of the Gosport Borough Local Plan Review.

14. If during development contamination not previously identified is not found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the method Statement detailing how the unsuspected contamination may be dealt with.

Reason – In order to ensure the protection of controlled waters in compliance with Policy R/ENV2.

15. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason To ensure protection of controlled waters in compliance with Policy R/ENV2 of the Gosport Borough Local Plan Review.

16. Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason To ensure protection of controlled waters in compliance with Policy R/ENV2 of the Gosport Borough Local Plan Review.

17. No development approved by this planning permission shall be commenced until details for the surface water drainage have been submitted and approved in writing by the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding to be passed through an oil separator designed to have the capacity and details compatible with the site being drained. Roof water should not pass through the separator.

Reason To ensure protection of controlled waters in compliance with Policy R/ENV2 of the Gosport Borough Local Plan Review.

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18. No development approved by this planning permission shall be commenced until a scheme for the method of working and construction has been submitted and approved in writing by the Local Planning Authority.

Reason To ensure protection of controlled waters in compliance with Policy R/ENV2 of the Gosport Borough Local Plan Review.



**ITEM NUMBER: 05.**  
**APPLICATION NUMBER: K16713/5**  
**APPLICANT: Berkeley Homes (Southern)**  
**DATE REGISTERED: 21.08.2007**

**LISTED BUILDING CONSENT FOR ALTERATIONS TO EXISTING BOUNDARY WALLS TO CREATE NEW ENTRANCES AND INFILL EXISTING OPENINGS (CONSERVATION AREA)(as amended by plans received 24.09.07)**

**Land To The Rear Of Superintendent's & Deputy Superintendent's Houses Royal Clarence Yard Weevil Lane Gosport**

***The Site and the proposal***

The application site is a small area within the Royal Clarence Yard Development comprising the original rear gardens of the Superintendent and Deputy Superintendent Houses. The walls that form the boundaries to these gardens are Grade II Listed and are part of the listing of the North Meadow workshops and Superintendent and Deputy Superintendent Houses. They are built of red brick in Flemish Bond with a top row header course and buttresses at intervals along their length.

The proposal is to facilitate the implementation of application K16713/3, a revision to the layout of residential Phases C and D of the development permitted on appeal (K16713/3). It comprises

- the infilling of an existing vehicular entrance on Weevil Lane which currently leads to the rear of the Superintendent and Deputy Superintendent Houses and the applicant's site office
- Infilling to the N-S walls that form the shared boundary to the Superintendent and Deputy Superintendent Houses and side boundary of the Deputy Superintendent House to close the current access for construction vehicles into the site
- the creation of a new opening to the north from Weevil Lane adjacent to the electricity sub station with curved wing walls and piers to create a feature entrance to the development
- a small opening in the E-W stretch of wall that formed the north boundary of the Superintendent and Deputy Superintendent Houses to give pedestrian access to the proposed terrace of town houses (Block G1) set behind it
- Openings in the N-S walls that form the shared boundary to the Superintendent and Deputy Superintendent Houses and side boundary of the Deputy Superintendent House to give access from the new access road into the new small public square and through to the rest of the development
- Openings in the N-S wall that forms the shared boundary to the Superintendent and Deputy Superintendent Houses to give rear access to the garden of the central house in the terrace block G3.

***Relevant Planning History***

K15500 O/L consent granted November 2001 for 380 dwellings, 1620 sq m retail, 3520 sq m pub/restaurants, 3390 sq m leisure (incl. cinema), 9530 sq m office/workshop (B1) uses, 130 mooring berths with 1003 parking spaces was commenced and Phases A, I and J (residential including affordable housing on west side of Weevil lane), F (Marina) K and G (industrial units The Cooperage and North Meadow) and H (Block T residential) completed.

K16713 and K16714 (duplicate) amendment to K15500 refused

K16713/1 amendment to central area of Royal Clarence Yard for 698 dwellings, reduction in commercial floor space and transfer of cinema to The Slaughterhouse allowed on appeal 2 February 2006.

K16711/1 Listed Building Consent to facilitate Implementation of K16713/1 granted

K 16713/3 Planning application for revised layout to K16713/1 pending consideration

In addition there have been a large number of Detail Approvals, Tree Notifications, Conservation Area Consents, TPO consents and Listed Building Consents pursuant to K15500 and Detailed Permissions, Tree Notifications, Conservation Area Consents, TPO Consents and Listed Building Consents for the Superintendent and Deputy Superintendent Houses and other buildings surrounding Flagstaff Green which are not directly related to this application.

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/BH1

Development in Conservation Areas

R/BH3

Development Affecting Listed Buildings

### ***Consultations***

The Gosport Society

No objection

### ***Response to Public Advertisement***

3 letters of objection

Issues raised:

Security issues; loss of residential amenity, plan not clear, planning application should accompany proposal

### ***Principal Issues***

The only issue for consideration in this application is the impact on the Listed Building. The works are relatively minor and the use of matching materials and control over the dismantling of the structures together with the detailed recording prior to works commencing will mitigate against any adverse impact.

### **RECOMMENDATION: Grant Listed Building Consent**

#### **Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed works due to their minor nature will not adversely affect the architectural and historical integrity of the Listed Buildings, in compliance with Policy R/BH3 of the Gosport Borough Local Plan Review.

#### **Subject to the following conditions:-**

1. The works hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act, 1990

2. Details including a sample panel showing the materials (including any new bricks) and method to be used for re-pointing and brick bond shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development commence. The development shall thereafter be implemented in accordance with the approved details.

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Reason - Such details have yet to be submitted and to maintain the integrity and character of the Listed building and to comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

3. The bricks to be removed to create the proposed openings shall be removed by hand and salvaged to be re-used in the sections of the wall to be infilled.

Reason - To maintain the integrity and character of the wall and to comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

4. The new piers and sections of wall shall match the design of the existing.

Reason - To maintain the integrity and character of the wall and to comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

5. Before development commences a full photographic record shall be made of the Listed wall under the supervision of an Archaeologist nominated by the developer and approved in writing by the Local Planning Authority.

Reason - To ensure that archaeological evidence is observed and recorded and to comply with Policy R/BH8 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 06.**  
**APPLICATION NUMBER: K17367**  
**APPLICANT: Havencrest Properties Ltd**  
**DATE REGISTERED: 12.06.2007**

**ERECTION OF 4no. TWO BEDROOMED FLATS AND 2no. ONE BED FLATS WITH CAR AND CYCLE PARKING (as amended by plans received 30.7.07)**  
**1-3 St John's Close Gosport**

### ***The Site and the proposal***

The application site is located on the western side of St Johns Close, adjacent to the northern entrance to the Sanderson Centre. The Sanderson Centre is a substantial development of two and three storey light industrial rendered buildings with a variety of mansard, lean-to and gabled roof styles. The northern elevation of the factory contains ground and first floor windows which face onto the application site. To the north of the site is a terrace of 7no. two storey houses constructed from buff brick under a gabled grey tiled roof. The side elevation of number 4 does not contain any windows. To the east is Whiteacres Close which comprises six three storey blocks containing 48 flats in total constructed of red brick and render with hipped grey tiled roofs and square bays. The flats have no amenity space but are served by a large private parking area. To the west of the site is a three storey hipped roof flatted development. To the north west is 10 and 11 Lees Lane, a pair of two storey Victorian dwellings. Both properties have first floor windows in the main rear elevation, but the window at 11 is obscure glazed. The rear garden of number 11 contains a number of small trees. On street parking is available in St John's Close. Whites Place car park and Forton Road Local Shopping Centre are within 1 minutes walk of the site. The Shopping Centre contains a variety of commercial uses at ground floor level with mainly residential use above.

The site contains a derelict, two storey terrace of commercial units, finished in render under a pitched roof, located at the back edge of the pavement. Adjacent to the front elevation of the southernmost unit is a set of double gates which provide access to a small yard. On the southern boundary is a 2 metre high palisade fence.

The proposal is to demolish the existing buildings and erect a three storey building constructed of red brick and render with a monopitched roof to accommodate 4no. two bedroomed flats and 2no. one bedroomed flats. The development also includes 5 car parking spaces, provision for long and short stay cycle parking and refuse storage and a small area of amenity space.

Amended plans have been submitted amending the mix of units and showing a reduced depth for the building and amended refuse and cycle parking arrangements.

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

Units 1, 2 and 3

K.10093 - change of use from residential to light industrial. Approved 31.7.79.

Units 1 and 2

K.10093/1 - change of use of ground floor to car repairs/workshop and office. Approved 11.3.80.

K.10093/2 - installation of doorways for vehicle access. Approved 8.12.81.

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP6

Landscape Design

R/H4

Housing Densities  
R/T10  
Traffic Management  
R/T11  
Access and Parking  
R/ENV2  
River and Groundwater Protection  
R/ENV5  
Contaminated Land  
R/ENV10  
Noise Pollution  
R/OS8  
Recreational Space for New Residential Developments

### ***Consultations***

Streetscene (Waste & Cleansing)	1 x 1100 litre and 1 x 660 litre recycling bin required 1 x 1100 litre and 1 x 660 litre domestic bin required Flush threshold/dropped kerb access required for collection. Bin collection point to be identified.
Traffic Management	Under the maximum standards 5 car parking spaces allowed. No objection to marginal overprovision. Cycle parking provision exceeds minimum standards. Detail of internal layout of long stay cycle store required. 1m spacing between short stay racks would improve usability. The existing vehicle crossing will need to be extended and the applicant should contact Hampshire Highways.
Building Control	Fire service access satisfactory.
Environmental Health (Pollution & Environment)	The site is adjacent to the Sanderson Wallpaper factory. This process used solvents of inks therefore it would be beneficial to carry out a site investigation to ensure no ground contamination is present.
Environment Agency (Hants & IOW)	No objection.

### ***Response to Public Advertisement***

Nil

### ***Principal Issues***

1. The site is within the urban area boundary and therefore the principle of residential development in this location is acceptable. There is adequate space on the site to provide the required long and short stay cycle parking and refuse storage and collection provision and the details of this will be dealt with by planning condition. A condition will also be attached to the consent to deal with possible land contamination. The main issues in this case are therefore the density of the development and the impacts of the proposal on the character and appearance of the area, the

amenities of adjoining and prospective residents, traffic conditions in the locality and the provision of open space.

2. Policy R/H4 of the Gosport Borough Local Plan Review makes provision for higher density housing in locations that are close to principle or district shopping centres, or are in areas with good access to public transport. Due to the proximity of the site to the facilities in Forton Road Local Shopping Centre and Stoke Road District Centre and the availability of 8 plus buses an hour to Gosport Town Centre the site is within an accessible location. The density of this scheme is 143 dwellings per hectare and the proposed mix of one and two bedroomed units will also assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The proposal therefore accords with Policy R/H4 of the Gosport Borough Local Plan Review.

3. There is a broad range of building styles and uses in the locality. However, the development has been designed to reflect the size, scale and detailing of the adjoining terraced houses and nearby flatted development. The highest point of the roof of the new dwellings is comparable to the height of the adjoining houses and its stepped design helps to minimise its bulk. In considering this, and the derelict condition of the existing buildings, the development would result in a significant improvement to the appearance of the site and the character and appearance of the wider area in compliance with Policy R/DP1 of the Gosport Borough Local Plan Review. Appropriate landscaping will further enhance the setting of the building and will be dealt with by planning condition.

4. The rear elevations of numbers 10 and 11 Lees Lane will be approximately 16 metres to the north west of the proposed building. Given this relationship, the proposal will not have a harmful affect on the occupiers of these properties in terms of loss of light or privacy. Moreover, development will significantly improve the outlook from the rear of the existing properties. Part of the building will project 3 metres to the rear of 4 St John's Close. However, as this projecting element will be over 4.7 metres away from the southern elevation of this property it will not result in any significant loss of light or outlook. The development is also set further back into the site than the existing commercial buildings and this will increase the amount of light available to the front windows of no.4. The windows in the southern elevation of the development are not to habitable rooms. However, given the location of the existing factory windows, it is proposed to attach a condition requiring the windows in the southern elevation to be obscure glazed and of fixed frame design to protect mutual privacy. Occupiers of the development will have access to the open spaces in the town centre, and therefore the minimal provision of on-site private amenity space is acceptable in this instance, and is matter for future occupants to consider.

4. The proposal accords with the maximum car parking standards and given that the site was previously in commercial use, the traffic generated by the proposal will not be detrimental to highway safety or unduly disturb existing occupiers.

5. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space. Without this obligation the proposal would be unacceptable and contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.

6. In conclusion, this redevelopment would make efficient use of this semi-derelict, sustainable urban site and contribute to the provision of residential accommodation that would broaden the choice of housing in this part of Gosport.

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.

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**Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. There will be no adverse effect on the character and appearance of the area, or the amenities of neighbouring or prospective occupiers, or highway safety conditions in the locality. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP6, R/H4, R/T3, R/T10, R/T11, R/ENV5 and R/OS8 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. Details of all external facing and roofing materials shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. No development above slab level shall take place until full details of the hard and soft landscaping works have been submitted to and approved by the Local Planning Authority. These details should include all areas of hard surfacing, all boundary treatment, external lighting and planting plans (to include written specifications and schedules of plants, noting species, plant sizes and the proposed numbers/densities and an implementation programme).

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policy R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

4. The approved landscape scheme shall be completed within six months from the completion of the building shell, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

5. Before the development hereby permitted is first brought into use cycle storage facilities shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved by the Local Planning Authority.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

6. Facilities for the storage of refuse for removal from the premises shall be provided in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority before the development is first brought into use and thereafter retained and maintained.

Reason - In order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

7. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 BS1175:2001; and unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority.

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future site occupants in compliance with Policy R/ENV5 of the Gosport Borough Local Plan Review.

8. The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 7(c) that any remediation scheme required and approved under the provision of condition 7(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme

b) photographs of the remediation works in progress

c) certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 7(c).

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future site occupants in compliance with Policy R/ENV5 of the Gosport Borough Local Plan Review.

9. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and these areas shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

10. Details of the method of drainage including appropriate pollution prevention measures shall be submitted to, and approved by, the Local Planning Authority before development commences and the development shall thereafter be implemented in accordance with the approved details.

Reason - In the interests of the safety and amenity of future occupants and to prevent pollution of the water environment and to comply with Policies R/DP1, R/ENV2 and R/ENV5 of the Gosport Borough Local Plan Review.

11. The windows on the southern elevation shall be of fixed frame design and glazed with obscure glass and shall be retained in that condition.

Reason - To protect the amenities of adjoining and prospective occupiers, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.



**ITEM NUMBER: 07.**  
**APPLICATION NUMBER: K17152/1**  
**APPLICANT: Sheerhold Developments Ltd**  
**DATE REGISTERED: 13.06.2007**

**RETENTION OF EXISTING AND FURTHER WORKS FOR THE CHANGE OF USE AND EXTENSION OF EXISTING VACANT SHOP (CLASS A1) AND FLAT TO FORM A TOTAL OF 5no. ONE BED FLATS AND 1no. TWO BED FLAT WITH ASSOCIATED PARKING (AMENDED SCHEME TO K17152) (as amended by plans received 15.08.07)**  
**1 Bay Road Gosport Hampshire PO12 2QA**

### ***The Site and the proposal***

The application site is located on the east side of Bay Road on a corner with Bury Hall Lane in a residential area within the Urban Area Boundary. The premises comprised a vacant shop, last used as a video store, with a vacant flat above and a self contained flat at the rear, 21 Bury Hall Lane. 3 Bay Road is also a self contained ground floor flat with a garden to the rear accessed from the rear service road. It also has a pedestrian access along the southern boundary to the application site adjacent to 5 Bay Road. The area to the south is characterised by pairs of semi-detached houses with two storey bay windows at the front and small walled gardens. A number of these properties have extended into the roof space and contain velux roof lights. 5 Bay Road has a kitchen window in its north facing side elevation, a window to a larder/store and a small obscure glazed window at first floor level. None of these windows serve habitable rooms. The rear elevations to the semi-detached houses situated in Madden Close to the east of the site are located over 45 metres from the rear elevation of the two storey element on the application site. On the western side of Bay Road there are two pairs of semi-detached houses constructed in the mid 1960's.

The application site forms part of a detached two storey brick building with a hipped slate roof and single storey elements to the rear. Planning consent, reference K.17152, was granted in June 2006 for change of use and extension of the vacant shop and flat to form a total of 5 flats with associated parking. This development which incorporated a two storey front extension containing feature bay windows under a hipped slate roof has been built and is undergoing internal fitment. A block paved parking area has been constructed at the front of the property and low boundary walls are currently under construction. There is a walled garden to the side and rear with access from the 3 metre wide concrete service road to serve a further tarmac parking area yet to be constructed.

It is proposed to incorporate a further one bedroom flat in the roof space to the recently constructed building. The only alteration to the external appearance of the building will be the introduction of six velux roof lights into the main hipped roof; two on the front and side elevations, one on the rear elevation and one on the southern elevation serving a shower room. There will be a low 600mm brick wall around the corner of the site linking to the existing boundary wall constructed in matching brickwork providing grassed garden areas for the ground floor flats. Behind the existing 1.8 metre high side boundary wall and to the rear of the property there will be a communal garden area for use by occupiers of the four flats located on the upper floors. Ramped footpaths have been constructed using grey riven paviers to access the ground floor doors to the development.

The scheme provides a parking space for each unit with 3 at the front surfaced in grey block paviers accessed via a widened drop kerb and 3 at the back accessed from the service road. In addition there is a space at the rear of the site for use by 21 Bury Hall Lane and two spaces for 3 Bay Road. These parking bays and their approach will be surfaced in tarmac. A block of 7 secure lockable cycle stores will be erected adjacent to the existing side boundary wall for use by the 6 flats and 21 Bury Hall Lane. In addition 4 Sheffield cycle hoops are to be provided for visitor cycle parking. A concrete base is to be constructed behind the 1.8 metre high boundary wall to accommodate the necessary 14 wheeled bins for refuse and recycling collections.

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## **Relevant Planning History**

K.17152 - Change of use and extension to existing vacant shop (Class A1) and flat to form a total of 5no. one bed flats, with associated parking approved 22 June 2006.

## **Relevant Policies**

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/H4

Housing Densities

R/H7

Conversion and Sub-division of Properties to Provide Residential Accommodation or Residential Institutions

R/S8

Local Shops Outside Defined Centres

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

## **Consultations**

Traffic Management

The amended plans show 7 parking spaces for the new development which complies with the maximum allowable car parking provision. The long term and short term cycle storage facilities comply with minimum standards. The low boundary wall at the front of the site allows satisfactory levels of intervisibility between the parking spaces and pedestrians - no objection.

Streetscene (Waste & Cleansing)

Adequate storage space for wheeled bins with collection from the adjoining highway.

## **Response to Public Advertisement**

Nil.

## **Principal Issues**

1. Evidence was provided when original application K.17152 was considered that attempts to market the former video shop for retail purposes had failed and the principle of the acceptability of flatted development on this site was established with the grant of this consent. In these circumstances the proposal complies with Policies R/S8, R/H4 and R/H7 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the impact of the alterations to the building on the street scene and the amenities of adjoining and prospective residents, and the adequacy of the parking, amenity and open space provision.

2. There are a number of houses in the immediate area containing velux roof lights. The proposed addition of such features within the roof form of this building will not appear out of character with other properties in the area. The number and location of the roof lights fit well within the overall roof form will not have a detrimental impact on the appearance of the building and the streetscene. The

orientation of the building, its relationship to adjacent properties and its design means it will not be detrimental to the amenities of nearby occupiers in terms of loss of light or privacy. The development provides private and screened useable amenity space for all future occupiers. The concrete base proposed is of a suitable size to accommodate the necessary number of wheeled bins which will be able to be moved out over the proposed internal footpath to the highway on collection days. The proposal therefore complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

3. The car parking arrangement meets maximum parking standards for this development. The proposed 7 secure cycle stores along with the 4 visitor cycle hoops also meet minimum requirements. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

4. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

### **RECOMMENDATION: Grant Permission**

#### **Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in terms of the character of the area. It is of an appropriate design and will not have any detrimental impact on the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP7, R/H4, R/H7, R/S8, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

#### **Subject to the following conditions:-**

1. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and these areas shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

2. The approved facilities for the storage of cycles shall be provided before the development is first brought into use and thereafter retained and maintained

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

3. The facilities hereby approved for the storage of refuse for removal from the premises shall be provided before the development is first brought into use and thereafter retained and maintained.

Reason - In order to protect the amenities of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no walls, fences or other means of enclosure, other than those shown on the plans hereby approved, shall be erected beyond the forward most part of any wall of the building which fronts onto or flanks a highway (or a private driveway providing the main access to that dwelling) without the prior consent in writing of the Local Planning Authority.

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Reason - In order to protect the amenity of the occupiers of the adjoining properties and in the interests of highway safety, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 08.**  
**APPLICATION NUMBER: K1810/1**  
**APPLICANT: Mr A Conroy**  
**DATE REGISTERED: 03.08.2007**

**ERECTION OF SIDE/REAR EXTENSION TO FORM 2 FLATS,TWO STOREY REAR  
EXTENSION TO HOUSE AND ALTERATIONS TO VEHICLE CROSSING ON CLASSIFIED  
ROAD (A32)**

**58 Fareham Road Gosport Hampshire PO13 0AE**

***The Site and the proposal***

The property is situated on the north-eastern side of the A32 (Fareham Road). To the rear of the site is Frater MOD establishment (RNAD). The area is characterised by semi-detached and terrace dwellings with good sized gardens. The property forms the south-eastern half of a pair of two storey semi-detached dwellings. There is side garden to the south-east of the dwelling which measures approximately 7.8 metres in width. To the side of this garden is a service road which provides rear access to No's 22-58. There is a metre high chain link fence on the north-western and south-eastern boundaries, a 1 metre wooden fence on the south-western boundary and a 2 metre chain link fence on the north-eastern boundary. At the end of the garden adjacent to the south-eastern boundary there are a number of small trees which are of poor quality.

The other half of the semi has a two storey side/rear extension which is 3.95 metres in width and 12.5 metres in depth and has a subservient hipped roof. The property to the south-east is an end of terrace and is staggered back from the application property. It has no windows in the side elevation. The properties to the north-west have parking to side and front of the dwellings.

The proposal is for a small two storey rear extension to the existing dwelling to square off the rear of the property and for a two storey side extension which will be split into two flats. The side extension measures 6.4 metres in width reducing to 4.9 metres in width towards the rear of the property and it measures 14 metres in depth. Both flats will be accessed via the front of the building and will have separate front doors. There will be three ground floor windows and four first floor windows in the side south-eastern elevation and no windows in the north-west elevation. The access at the front of the property will be altered to provide a drop kerb to the centre of the property. Six car parking spaces will be provided at the front of the property and a further 3 spaces will be provided to the rear of the property. These will be accessed via the service road to the side of the property. The siting of these spaces will require the removal of the trees at the bottom of the garden.

***Relevant Planning History***

K.1810 – Construction of a vehicular access – Approved – 26.02.1954

***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/T11

Access and Parking

R/H4

Housing Densities

R/H7

Conversion and Sub-division of Properties to Provide Residential Accommodation or  
Residential Institutions

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R/OS8  
Recreational Space for New Residential Developments

### ***Consultations***

Traffic Management	The proposed flats would have a maximum car parking allowance of 6 spaces. The plans show that 9 are to be provided, however given the location of site, and no opportunities for visitor parking on-street, the extra spaces are acceptable. The turning area should be kept clear at all times and the two spaces at the front of the site should be increased to 2.7 metres in width to aid manoeuvring. Secure cycle parking acceptable.
Building Control	Proposal including fire access appears satisfactory.
Defence Estates	No objection

### ***Response to Public Advertisement***

3 letters of objection received:

Issues raised: access; trees; materials; size of extension; impact on adjacent property

### ***Principal Issues***

1. The site is located within the existing urban area boundary as defined on the proposals map of the Gosport Borough Local Plan Review. Consequently the principle of residential development at this site is acceptable. This development would have an approximate density of 37 dwellings per hectare, which complies with Policy R/H4 of the Gosport Borough Local Plan Review. The trees shown to be removed are of poor quality and therefore the loss of the trees will not have a detrimental impact on the character or appearance of the area. The right of access over the service road is a private matter. The plans show adequate provision for both cycle and refuse storage and the applicant has confirmed willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8 of the Gosport Borough Local Plan Review for the additional two flats. The main issues in this case are therefore acceptability of the design, amenities of the neighbouring occupiers and the impact of access and parking.

2. The proposed side extension is very wide at 6.4 metres and is significantly wider than the existing extension on the adjoining property. This would cause an unbalancing of the pair. Also the depth of the extension and the contrived roof design would create a large mass which would appear incongruous in the context of the existing dwelling and surrounding properties when viewed from the south.

3. Due to the distance of the proposed extension from the No.60 and as there are no windows in the side elevation the proposal will not have a detrimental impact on the amenities on the occupiers of that property. In view of the staggered relationship and the orientation of No.s 58 and 56 and as no.56 has no windows in the side elevation the proposal will not cause a loss of light or outlook to the occupiers of that property. However due to the positioning of the first floor windows there will be an unacceptable level of overlooking and a resultant loss of privacy.

4. The original parking arrangements have been amended to show the front two car parking spaces of the 6 spaces at the front of the dwelling to be 2.7 metres in width to aid manoeuvring. There is a

turning area to ensure that cars can enter and leave the site in a forward gear. Although the parking complies with Policy RT11, using the whole of the front for car parking would harm the visual appearance of the streetscene. Neighbouring properties have parking at the front of the property but it is unlikely that these properties would have six cars parking in front of the dwelling at all times. The parking of cars unrelated to the existing dwelling in front of the living room windows would not result in an upturn in living conditions and would impact on the outlook of the occupiers of that property.

5. On the basis of the above the proposal will be contrary to Policies R/DP1, R/DP7 and R/H7 of the Gosport Borough Local Plan Review.

**RECOMMENDATION: Refuse**

**Subject to the following conditions:-**

1. The proposed development, by reason of its width, depth and mass would result in an incongruous and unsympathetic addition to the existing dwelling to the detriment of the appearance of the streetscene. As such it is contrary to Policies R/DP1, R/DP7 and R/H7 of the Gosport Borough Local Plan Review.
2. The proposed development will result in an unacceptable level of overlooking to the property to the south-east resulting in a loss of privacy to the occupiers of that property, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
3. Having regard to the proposed number of car parking spaces at the front of the property and resultant relationship between the parking and the proposed dwellings the proposed car parking layout is detrimental to the visual amenities of the streetscene and the outlook of the occupiers of the proposed dwellings, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.