

Please ask for:

Joe Martin

Direct dial:

(023) 9254 5651

Fax:

(023) 9254 5587

E-mail:

Joe.martin@gosport.gov.uk

Monday, 5 November 2007

S U M M O N S

MEETING: Regulatory Board
DATE: 13 November 2007
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Joe Martin

BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Davis (Chairman)
Councillor Train (Vice Chairman)

Councillor Allen	Councillor Foster
Councillor Carter	Councillor Hicks
Councillor Chegwyn	Councillor Taylor
Councillor Farr	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
9 OCTOBER 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, 9 November 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, 9 November 2007).

6. K17384/1 - CHANGE OF USE AND ERECTION OF TWO STOREY
EXTENSIONS AND ALTERATIONS TO CONVERT EXISTING
SHOP AND 2 FLATS INTO 8 ONE BED-ROOMED FLATS
TOGETHER WITH CAR PARKING AND ANCILLARY FACILITIES
AT 63-65 FAREHAM ROAD GOSPORT

PART II
Contact Officer:
Pat Aird
Ext 5328

To consider application K17384/1 for development at 63-65 Fareham Road in the light of an appeal against the refusal of application K17384 for the same development and current statistical evidence relating to housing supply and demand in Gosport.

7. K.17000/2 – OUTLINE APPLICATION – USE OF LAND FOR
DEVELOPMENT OF 40no. ONE BEDROOM FLATS AND
ASSOCIATED ACCESS AT SITE OF FORMER RECREATION
CENTRE DAVENPORT CLOSE

PART II
Contact Officer:
Debbie Gore
Ext 5455

Continued on next page...

An appeal has been made against non determination of application K17000/2. In these circumstances the appeal is against a deemed refusal. This report describes the site and proposal and sets out the planning issues for consideration.

8. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 –39/1)*

PART II
Contact Officer:
Pat Aird
Ext 5328

9. 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 9 OCTOBER 2007

The Mayor (Councillor Gill) (ex-officio) (P), Chairman of the Policy and Organisation Board (Councillor Cully) (ex-officio), Councillors Allen (P), Carter (P), Chegwyn (P), Davis (P), Farr (P), Foster, Hicks (P), 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 Jacobs would replace Councillor Foster for the duration of this meeting.

86 APOLOGIES

Apologies for inability to attend the meeting were received from Councillors Cully and Foster.

87 DECLARATIONS OF INTEREST

- Councillors Carter, Jacobs and Gill declared personal and prejudicial interests in Item 6/01 (K9878/2 – 42 Charlesbury Avenue)
- Councillor Taylor declared a personal and prejudicial interest in item 6/04 (K16713/3 – Royal Clarence Yard, Weevil Lane)
- Councillor Taylor declared a personal and prejudicial interest in item 6/05 (K16713/5 – Land to the Rear of Superintendent's and Deputy Superintendents Houses, Royal Clarence Yard, Weevil Lane)

88 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 11 September 2007 be approved and signed by the Chairman as a true and correct record.

89 DEPUTATIONS

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

- Item 6/01 – K9878/2 – 42 Charlesbury Avenue
- Item 6/02 – K17425 – Former Gosport Railway Station
- Item 6/06 – K17367 – 1-3 St John's Close

90 PUBLIC QUESTIONS

No public questions had been received.

PART II

91 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:

92 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

It was noted that Members had attended an informal site visit to assess issues which included: the separation distance between the application site and neighbouring properties; the proposal to erect a fence on the common boundary with 40 Charlesbury Avenue; the impact of the proposal on the character of the area, and the provision for refuse storage facilities and open space.

Mr Ripper was invited to address the Board as the spokesperson on behalf of a deputation against the proposal. Mr Ripper believed that the design was out of keeping with the pattern and tradition of existing properties in the area. He felt that a precedent would be set and that the introduction of further similar schemes would impact negatively on the provision for car and cycle parking in the area. Considering the close proximity to a school, Mr Ripper was of the opinion that 1 and 2 bedroom flats were not appropriate to make use of local educational facilities. Mr Ripper also voiced a strong objection to the introduction of an additional door in the side elevation and the subsequent increase in pedestrian traffic, and the installation of windows on the park side of the application site. Mr Ripper asked that, should the application be approved, a fencing screen be installed to stop pedestrians from cutting across his drive. Officers drew Members' attention to condition 5 of the report of the Development Services Manager, added since the previous meeting, which made a requirement for there to be a 1.8m high fence erected to protect the privacy of the occupiers of the adjacent property.

Mr Turner was invited to address the Board as the applicant in support of the proposal. He refuted claims that a precedent would be set which would result in a loss of character to the area. Additions made previously to the property had made it possible to convert it into flats with only minor external alterations and this would not be the case for other properties in the road. Mr Turner believed that the additional condition referring to the erection of a fence on the common boundary would negate Mr Ripper's concerns relating to loss of privacy through the siting of the additional entrance. With regard to the provision for car parking, Mr Turner felt that ample space was available so that there would be no requirement for on-street parking. Mr Turner concluded by saying that he wished to retain the 30's style of the property, that the converted property would still be occupied by the same family, and that a dropped kerb had been requested to facilitate improved access.

Members enquired about the new hedge in the front garden which Mr Turner said had been planted before the application process had begun. Members were concerned about the loss of a family home, but Mr Turner believed that only minimal work would be required to convert the flats back into a 4 bedroom home. Officers advised Members of demographic data referring to the proportions of 1 and 2 bedroom homes in the town compared to that of 3 and 4 bedroom, as well as the demand for such properties.

RESOLVED: That planning application K9878/2 - 42 Charlesbury Avenue, 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. 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.

93 K17425 - 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

Members were informed that an additional letter had been received which referred to the ecological study and access to and from the development. Two letters were also received just prior to the meeting in which no new issues were raised.

Officers introduced the application and explained in more detail the reasons for the recommendation, namely the historic sensitivity of the site, the failure of previous schemes due to issues of viability and the statutory duty to safeguard this unique site of historical and architectural importance.

Mr Russell was invited to address the Board on behalf of a deputation against the proposal. Mr Russell believed that the application was inappropriate and that the number of dwellings was excessive. He stated that there was a fear amongst surrounding residents that the number of dwellings and proportion of affordable housing was disproportionate to the scale of the site and added that the affordable units were too small. Several residents had raised concerns about privacy and overlooking, partly as a consequence of the removal of trees. Mr Russell also raised concerns over: the distance that some residents would have to carry rubbish to reach the refuse storage; the devaluation of surrounding properties; the design of the new dwellings; the impact on traffic and parking in the area and the loss of an

architectural jewel in the Borough. Mr Russell also drew Members attention to a previous Hampshire County Council brief that had recommended a maximum of 14 dwellings and that residential use of the South building should be prohibited. Officers advised Members that although the HCC brief had been brought to a meeting of the Transportation and Planning Sub-Board meeting in 2005, Members of Gosport Council had not approved it as part of the Local Plan process. Officers were unaware of the outcome of the HCC public consultation.

David Thompson, a Chartered Surveyor from Hermitage Housing Association, was invited to address the Board in support of the application. He first stated how delighted Hermitage Housing Association were to be involved with reviving a derelict building of such flagship status. He believed it to be a very imaginative design that would provide new and lasting changes to the area. The primary reason behind the scheme was to provide new affordable housing in an area where there was a great deal of demand. He stated what a great opportunity he felt this was for the Borough, and added that the economic viability of the scheme was on a knife edge with even the reduction of one dwelling from the total number making the project unviable. Hermitage Housing Association was to take a 125 year lease on the site and would be directly responsible for the management and maintenance. In response to Members' questions, Mr Thompson explained that policies were in place to manage any possible problems with anti-social behaviour.

Councillor Carr was invited to address the Board as the Ward Councillor for Christchurch. Councillor Carr thought the plan was very good but did have some concerns, which were as follows: the potential for cans and bottles to be strewn across the rail track following summer barbecues; the potential for anti-social behaviour as a result of the close proximity of balconies; the lack of nearby open space for children to play and the inclusion of office space which he did not believe would be used effectively.

Officers clarified the separation distances between certain points of the design specification. Members felt on one hand that the number of dwellings was too many and that the development would have an impact on residents of Pearce Court and George Street, as well as neighbours directly to the north. However, they also believed that the proposal would save a heritage site and help bring a wonderful piece of architecture back into use. As the scheme was barely economically viable, Members were aware that any recommendation to reduce the number of dwellings would force the developers to halt the proposal. Members were largely of the opinion that to turn down the application would be equivalent to condemning the site and that a building of great historical and architectural significance would be lost as a result.

RESOLVED: That planning application K17425 – Former Gosport Railway Station, Gosport be approved subject to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, the provision of a traffic regulation order and the provision of affordable housing, 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 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.

**94 K17425/1 – 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**

RESOLVED: That application K17425/1 – Former Gosport Railway Station, Spring Garden Lane, 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 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.

**95 K16713/3 – 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, 24.09.07 and 01.10.07)
Royal Clarence Yard Weevil Lane Gosport Hampshire**

Members were informed that amended plans had been received on 1 October 2007. An additional letter of representation had been received which stated that the amended plans had addressed concerns, but that the trees should be planted soon to ensure they were well set by the time the houses were completed. Another letter expressed continuing concerns about the lack of tree cover. Officers read out a further letter concerning continuing problems with refuse storage which a local resident had asked to be considered as a formal representation at the meeting, as he was unable to attend the meeting himself.

In response to Members' questions, Officers clarified the scale of the proposal in relation to

previous applications as well as the risk of flooding and position of flood zones. Members were pleased that extra car parking spaces were being provided.

RESOLVED: That planning application K16713/1 – Royal Clarence Yard, Weevil Lane, Gosport be approved subject to the payment of a commuted sum towards outdoor playing space, the provision of affordable housing, highway and public transport improvements and the provision of a water taxi service, 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 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.

**96 K16713/5 – 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**

In response to questions from Members, officers clarified that the number of breaches in the historic wall, a concern raised by the Gosport Society, had been minimised as far as possible and that in some areas where there were existing breaches the walls were to be reconstructed.

RESOLVED: That planning application K16713/5 – Land To The Rear Of Superintendent's & Deputy Superintendent's Houses, Royal Clarence Yard, Weevil Lane, 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 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.

**97 K17367 – 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**

Members were informed that in paragraph 3 of the Report of the Development Services Manager, the number of car parking spaces included in the proposal was 6 rather than 5 as stated.

Mr Marlow, the agent on behalf of the applicant, was invited to address the Board. Mr Marlow raised several issues, which were as follows: the excellent surrounding transport links; the accessibility of the location; that the original buildings to be demolished had detracted from the character of the area, and that the proposal was supported by demographic evidence. Mr Marlow quoted various local and central government planning policies and acknowledged that the application was not considered to be controversial.

Members were pleased to note that what they agreed to be an untidy area was to now to be redeveloped.

RESOLVED: That planning application K17367 – 1-3 St John's Close, Gosport be approved subject to the payment of a commuted sum towards 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. 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.

**98 K17152/1 – 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**

Members were advised that the recommendation had been amended to include the requirements for a Section 106 agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space.

RESOLVED: That planning application K17152/1 –1 Bay 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 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

**99 K1810/1 - 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**

Members were informed of the following alterations to the recommendation: an amendment to reason 3 for refusal referring to the negative impact on the outlook of existing occupiers; the addition of reason 4 to address the unacceptable loss of light, contrary to policy RDP/1 of the Gosport Borough Local Plan Review and the addition of reason 5 as the developer had failed to make adequate provision for outdoor playing space contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.

It was noted that the Ward Councillor for Rowner and Holbrook had strongly opposed the application.

RESOLVED: That planning application K1810/1 – 58 Fareham Road, Gosport be refused for the following reasons.

- i. 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 street scene. As such it is contrary to Policies R/DP1, R/DP7 and R/H7 of the Gosport Borough Local Plan Review.
- ii. 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.
- iii. 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 street scene and the outlook of the occupiers of the existing dwelling at 58 Fareham Road, contrary to Policy RDP1 of the Gosport Borough Local Plan Review.
- iv. Having regard to its depth and overall mass, the proposed side/rear extension will result in an unacceptable loss of light to and outlook from the existing dwelling at 58 Fareham Road contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

- v. The proposed development does not make adequate provision for outdoor playing space contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.

The meeting commenced at 6pm and concluded at 8.05pm

CHAIRMAN

AGENDA ITEM NO. 6

Board/Committee:	REGULATORY BOARD
Date of Meeting:	13 TH NOVEMBER 2007
Title:	K17384/1 CHANGE OF USE AND ERECTION OF TWO STOREY EXTENSIONS AND ALTERATIONS TO CONVERT EXISTING SHOP AND 2 FLATS INTO 8 ONE BED-ROOMED FLATS TOGETHER WITH CAR PARKING AND ANCILLARY FACILITIES AT 63-65 FAREHAM ROAD GOSPORT
Author:	DEVELOPMENT SERVICES MANAGER
Status:	FOR DECISION

Purpose

To consider application K17384/1 for development at 63-65 Fareham Road in the light of an appeal against the refusal of application K17384 for the same development and current statistical evidence relating to housing supply and demand in Gosport.

Recommendation

(i) That application K17384/1 be refused for the following reason:

No contribution has been made towards the provision of outdoor playing space within the Borough contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.

(ii) That Members consider whether in the light of current statistical evidence relating to housing supply and demand in Gosport 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.

1 Background

- 1.1 Members resolved to refuse application K17384 at the Regulatory Board meeting on 17 July 2007 for the following reason:

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.

The decision notice was issued on 19 July 2007.

- 1.2 An appeal against the decision was registered on 9 October 2007. The grounds of appeal are:

- That the site is located in a sustainable and accessible location
- Structure and local plan policies refer to the need for smaller housing units to reflect changes in household size
- The two existing flats are one-bedroomed it is appropriate that extensions and alterations provide similar units
- Para 10.20 of the Borough Council's Core Strategy: issues and Options Document states that the number of single person households will form 36% of households in Gosport by 2026.

The appeal is to be heard by way of a Hearing.

- 1.3 On 16 August 2007 a second application for the same development at 63-65 Fareham Road was submitted. In a letter submitted in the form of a Design and Access Statement the agent, Mr Robert Tutton, states on behalf of his client, Mr Colin Stiles:

'...there is no evidence to support the Board's decision ...were an appeal to be prosecuted, it is likely that your Member's decision would be found unreasonable and costs incurred by my client would need to be re-imbursed. This application presents the Members with the opportunity to reconsider their position.'

- 1.4 In response to Members' concerns relating to the provision of housing within the Borough during recent meetings of the Regulatory Board, further information will be available to set the demographic context and provide current statistical evidence relating to housing supply and demand in Gosport, with a commentary on how this relates to Local Plan policies.

2 Site Description and Proposal

- 2.1 The site lies on the north east corner of the junction of Fareham Road and Camp Road. The plot is 44 x 15 metres in size and currently accommodates a detached two storey building comprised of a vacant ground floor retail shop and two first floor residential flats. The building is constructed of white rendered masonry under a gabled, tiled roof. To the front of the property is an open tarmac area and to the rear is a car park surfaced in various concrete hardstands and areas of scalping. Along the northern boundary with no.67 Fareham Road is a 1 metre high brick wall with a 1.8 metre high timber fence abutting to the north. The car park area has no fence on the frontages to Camp Road or the rear service road.
- 2.2 To the north of the site along the Fareham Road frontage is a mixture of semi-detached houses and bungalows. On the opposite side of Fareham Road are the assorted premises of Venture Industrial Park and the North Star PH. To the west along Camp Road the properties are semi-detached and detached bungalows. On the opposite side of Camp Road is the new Somerfield service station and the

showrooms and workshops of Pooles Peugeot.

- 2.3 The application is for the retention of the two storey building, the erection of two storey extensions on the rear together with further alterations to accommodate 8 one bed flats. An entrance porch is to be built on the east elevation, fronting Fareham Road, to provide access to the front two first floor flats. Boundary walls with railings are proposed along the frontages to Fareham Road and Camp Road with 1.8m high close boarded fencing to the rear service road. The area to the rear of the building is accommodate open space and a parking area for 8 car spaces. Vehicle access is to be taken from Camp Road. A utilities building adjacent to the parking area will make provision for secure cycle parking and refuse bin storage. Additional short term cycle parking is to be provided adjacent to the flats.

4 Response to Public Advertisement and Consultations

- 4.1 There have been no letters of representation. No issues have been raised by consultees.

5 Principal Issues

- 5.1 The site is located in the Urban Area Boundary and therefore the principle of residential development is acceptable. The main issues are therefore the effect on the neighbourhood of the loss of a retail shop, the impact of the proposal on the street scene and residential amenity of adjacent properties, the provision to be made for parking, refuse storage and open space.
- 5.2 Although the retail shop did provide a local shopping facility until its closure in December 2006, the recent opening of the extended retail shop at the adjacent Somerfield service station has more than re-provided this facility. A retail viability assessment indicates that the previous corner shop use of the premises can no longer be sustained and residential redevelopment would not be in conflict with Policy R/S8 of the Local Plan.
- 5.3 Given the retention of the existing building, the proposed extensions will have no effect on the street scene of Fareham Road when viewed from a southbound direction. The introduction of a frontage garden and boundary walls/railings will improve the appearance of that frontage. When viewed from a northbound direction on Fareham Road, the site is visually prominent and capable of supporting the extended building along the Camp Road frontage. The design of the proposed extension and the indicated use of matching materials are considered to be suitable in terms of visual amenity and the effect on the street scene.

- 5.4 The neighbouring property to the north, 67 Fareham Road, is a two storey semi-detached dwelling with a large single storey rear extension. On its side elevation facing the application site is a ground floor patio door providing light and access to a sitting room. Given the retention of the two storey building on the application site, the position of the extensions to the rear of that building and the retention of the fencing on the intervening boundary, it is not considered that the neighbouring property will be significantly affected by loss of light or over shadowing. Although a single ground floor and two first floor windows are proposed in the flank wall of the existing building, these do not face windows on the flank wall of no.67 and there are to be no windows in the north side elevation of the extensions. The neighbouring property will not therefore be affected by overlooking or loss of privacy.
- 5.5 The property to the west, 2 Camp Road, is a bungalow with a dining room window on the side elevation facing the application site. Given the existing 2 metre high wall on the side boundary of that property and the separation distance of 24.8 metres between the proposed extension and the bungalow, the amenities of that neighbouring property will not be adversely affected by loss of light, overshadowing or loss of privacy.
- 5.6 The car parking area to the rear of the property makes provision for 8 parking spaces, one for each flat, within the maximum parking standards for the development. The layout also allows for adequate vehicle manoeuvring and turning provision.
- 5.7 Adequate provision has been made for the long and short term secure storage of cycles, and for refuse storage. However, the developer has not agreed to enter into a Section 106 Agreement to pay a contribution towards the provision of outdoor playing space within the Borough. Without that contribution the proposal is unacceptable and should be refused as contrary to Policy R/OS8 of Gosport Borough Local Plan Review.

Financial Services comments:	N/A
Legal Services comments:	
Service Improvement Plan implications:	None
Corporate Plan:	N/A
Risk Assessment:	See paragraph 1.3
Background papers:	RB report 17 July 2007
Appendices/Enclosures:	
Appendix 'A'	Location Plan
Report author/ Lead Officer:	Pat Aird

AGENDA ITEM NO. 7

Board/Committee:	REGULATORY BOARD
Date of Meeting:	13 TH NOVEMBER 2007
Title:	K.17000/2 – OUTLINE APPLICATION – USE OF LAND FOR DEVELOPMENT OF 40no. ONE BEDROOM FLATS AND ASSOCIATED ACCESS SITE OF FORMER RECREATION CENTRE DAVENPORT CLOSE
Author:	DEVELOPMENT SERVICES MANAGER
Status:	FOR CONSIDERATION

Purpose

An appeal has been made against non determination of application K17000/2. In these circumstances the appeal is against a deemed refusal. This report describes the site and proposal and sets out the planning issues for consideration.

Recommendation

That if an appeal had not been made the application would have been refused for the reasons set out in paragraph 7.

1 The Site and the Proposal

- 1.1 The application site is allocated for the provision of additional Built Recreation/Leisure facilities on the Proposals Map of the Gosport Borough Local Plan Review and is located to the north of 14 to 21 Davenport Close. At the western end of the site is a two storey brick flat roof building. The first floor element on the northern side of the building is supported on concrete pillars. The building is in a poor state of repair and is boarded up. Immediately to the west is a large tarmac parking area. Pedestrian footpaths adjoin the northern, eastern and western boundaries of the site. Vehicle access is from Davenport Close. To the north is a grass bund and beyond this a senior football pitch and pavilion and children's play area. To the south, east and west of the site are two storey terraced residential properties. The terraces to the south and east are on raised ground, approximately 1 metre above the level of the application site, with retaining walls and fencing on the boundary varying between 2 metres and 3.8 metres in overall height. The terrace to the east is approximately 0.5 metres lower than the tarmac parking area. The rear gardens of these properties are bounded by a 1.8 metre high wall. The northern elevation of 22 Davenport Close which faces onto the application site does not contain any windows.
- 1.2 The proposal is for outline planning permission for 40 one bedroom dwellings with access and layout the only matters for consideration.

The applicant has indicated that the flats would be provided within 3 blocks over 3 floors, not exceeding 8.2 metres to eaves and 10 metres in height. It is proposed to retain the existing vehicle access and provide 40 car parking spaces. Two long stay cycle stores and two refuse stores are also proposed. The applicant has indicated that 16 affordable housing units will be provided within the scheme.

- 1.3 The application was received on 27.06.07 and was due for determination by 26.09.07. An appeal was lodged with Planning Inspectorate on 17.10.07. The appellant has requested that the appeal be dealt with by way of a Hearing.

2 Planning history

- 2.1 K.17000 - Outline application - Erection of 2no. three storey blocks comprising 40 residential flats and associated car parking. Withdrawn 8.2.06 as invalid by reason of failure to serve statutory notice on all owners of the application site.

K.17000/1 - Outline application - Erection of 2no. three storey blocks comprising 40 residential flats and associated access and car parking. Withdrawn 21.8.06.

3 Relevant Policies

- 3.1 Gosport Borough Local Plan Review, 2006:
- R/DP1
General Standards of Development within the Urban Area
 - R/DP3
Provision of Infrastructure, Services and Facilities
 - R/T2
New Development
 - R/T3
Internal Layout of Sites
 - R/T10
Traffic Management
 - R/T11
Access and Parking
 - R/H4
Housing Densities
 - R/H5
Affordable Housing
 - R/CF9
Recreation and Leisure Allocations
 - R/OS8
Recreational Space for New Residential Developments
 - R/ENV5
Contaminated Land
 - R/ENV10
Noise Pollution

4 Consultations

Housing Services (Strategic)	40% affordable housing required on site. No indication of how this provision will be brought forward or the terms under which this may take place. Shortfall of flatted accommodation in this area therefore dwelling mix is acceptable.
Traffic Management	40 spaces is maximum number of car parking allowed. Spaces should remain unallocated. Minimum of 40 long stay covered and secure and 40 visitor cycle spaces required. Applicant has not demonstrated that all relevant vehicles (refuse, emergency, delivery) can enter and leave the site in a forward gear. Pedestrian routes are poorly defined which is likely to lead to a conflict with vehicular traffic. Parking bays adjacent to landscape planting and boundary treatment should be 2.7 metres wide. The access road should be extended at the end of the parking aisles to enable vehicles to manoeuvre out of the spaces.
Environmental Health (Pollution & Environment)	No comments at this stage.
County Education Officer	This is not an area where there is a shortage of school places and as the proposal is for one bedroomed flats a contribution towards education facilities is not required.
Environment Agency (Hants & IOW)	No objection in principle. However, the developer is responsible for ensuring that the risks from any contamination are fully identified and assessed in accordance with PPS23.
Southern Water	No building or tree planting should be undertaken within 4m

of the sewer. Formal approval must be obtained by the applicant to build close to the sewer. The applicant has not stated details of the proposed means of disposal of surface water from the site. This should not involve disposal to a public foul sewer.

Crime Prevention Design Advisor Particular attention should be paid to permeability and natural surveillance and making the cycle stores secure.

5 Response to Public Advertisement

- 5.1 11 letters of objection
1 petition of objection (135 signatures)
Issues raised:- 3 storey building too high; increase traffic congestion; loss of car parking; loss of light; loss of privacy; noise disturbance; limited and restricted use of community facilities in area; site should be retained for a community facility; devaluation of local house prices; behaviour of likely occupants.

6 Principle Issues

- 6.1 Devaluation of local house prices and the behaviour of likely occupants are not planning issues. The main issues in this case are therefore the principle of residential development in this location, whether the proposed access and layout are acceptable, the impact on the amenities of the occupiers of neighbouring residential and prospective occupiers and the provision to be made for open space and affordable housing.
- 6.2 Policy R/CF9 supports the provision of additional built recreation/leisure facilities on this site to serve the local population. Within the supporting text to R/CF9 it is recognised that recreation/leisure facilities could be provided on the application site or in an alternative location nearby as part of comprehensive development proposals. Whilst proposals are being prepared to redevelop a significant part of the former MOD married quarters within Rowner an application is unlikely to be submitted until March 2008 and there is no certainty that the scheme will include replacement built leisure facilities. As such this proposal for residential development is contrary to the aims and objectives of Policy R/CF9 of the Gosport Borough Local Plan Review.
- 6.3 Notwithstanding the above, the proposal would result in a density of 108 dwellings per hectare which is outside of the general range of 30 to 50 dwellings stated within Policy R/H4 of the Gosport Borough Local Plan Review. This Policy makes provision for proposals of

higher density housing in locations that are close to Principal or District shopping centres or are in areas with good access to public transport. The application site is not close to any of the Borough's Principal or District Centres, nor is it in a highly accessible area. Whilst the site is within 250 metres of the Nimrod Drive Neighbourhood Centre this Centre is in a poor condition and currently does not have the vitality and viability evident at other centres within the Borough. Although the redevelopment proposals in Rowner are likely to include improvements to the Neighbourhood Centre in the long term, a high density development in this location is likely, in the short term, to increase reliance on the private car and is therefore contrary to Policies R/T2 and R/H4 of the Gosport Borough Local Plan Review.

- 6.4 The level of car parking meets maximum standards. However, the applicant has failed to demonstrate that there is sufficient space within the development to provide adequate pedestrian or vehicle access or turning facilities or cycle parking provision, or access and parking for people with disabilities. As such the proposed access and layout is unacceptable and contrary to Policies R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan.
- 6.5 The separation distances between the three three storey blocks and the adjoining dwellings falls significantly short of the residential guideline figures contained within Appendix B of the Gosport Borough Local Plan Review and whilst fenestration details are not being considered at this stage, it is unlikely that issues such as overlooking, loss of light and outlook could be overcome at the detailed design stage. In addition, some of the proposed car parking spaces and bin stores are immediately adjacent to Blocks 1 and 2 and the northern elevations of Blocks 1, 2 and 3 are extremely close to the existing goal mouth and pavilion of the adjacent playing fields. I am therefore not satisfied that the proposal would provide a satisfactory residential environment for prospective occupiers by reason of noise from people using the bin stores and noise and disturbance from users of the parking spaces and playing fields. The applicant has not demonstrated that the layout has been designed to minimise the potential for criminal activity and anti-social behaviour, embodying the principles of defensible space natural surveillance, which is of particular concern given the existing security and vandalism problems in the area. As such the proposal is contrary to Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.
- 6.6 Whilst the applicant has indicated that 16 units of affordable housing would be provided, the means of bringing forward this provision have not been secured within the context of the planning application. As such, the proposal is contrary to policies R/DP3 and R/H5 of the Gosport Borough Local Plan Review.
- 6.7 Similarly the applicant has not made satisfactory provision for outdoor playing space, contrary to Policies R/DP3 and R/OS8 of the

Gosport Borough Local Plan Review.

- 6.8 Finally, the site, being on former military land, may be contaminated by reason of its former use. A contamination report has not been submitted in support of the application and the risks from contamination have not been fully identified and assessed. Therefore, the site's suitability for residential development is currently unknown. As such, the proposal is contrary to Policies R/DP1 and R/ENV5 of the Gosport Borough Local Plan Review.

7 Reasons for refusal

1. No provision is made for built recreation/leisure provision on, or in the vicinity of, the site contrary to Policy R/CF9 of the Gosport Borough Local Plan Review.
2. The proposal by reason of its high density in this location constitutes an unsustainable form of development which is likely to result in a greater reliance on the private car. As such, it is contrary to Strategic Statements SS1 and SS2 and Policy R/H4 of the Gosport Borough Local Plan Review.
3. The proposal does not make satisfactory provision for pedestrian, cycle or vehicle access, or access for people with disabilities contrary to Policies R/DP1, R/T2 R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan Review.
4. The proposal by reason of the excessive number of units and resulting cramped layout would result in an unsatisfactory living environment for existing residents of adjacent properties and prospective occupiers of the new development, in terms of light, outlook, privacy and noise disturbance, contrary to Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.
5. The proposed development does not make adequate provision for affordable housing contrary to Policies R/DP3 and R/H5 of the Gosport Borough Local Plan Review.
6. The proposed development does not make adequate provision for outdoor playing space contrary to Policies R/DP3 and R/OS8 of the Gosport Borough Local Plan Review.
7. The possible risks from contamination have not been fully identified and assessed and therefore the suitability of the site for residential development is currently unknown. As such, the proposal is contrary to Policies R/DP1 and R/ENV5 of the Gosport Borough Local Plan Review.

Financial Services comments:	N/A
Legal Services comments:	
Service Improvement Plan implications:	None
Corporate Plan:	N/A
Risk Assessment:	
Background papers:	
Appendices/Enclosures:	
Appendix A	Location Plan
Report author/ Lead Officer:	Debbie Gore

AGENDA ITEM 8

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

13th November 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.

INDEX				
<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	3-6	K17432	51 - 53 High Street Lee-On-The-Solent Hampshire PO13 9BU	Refuse
02.	7-10	K3369/2	16 Marine Parade West Lee-On-The-Solent Hampshire PO13 9LW	Refuse
03.	11-16	K17320/1	6, 7 & 8 Marine Parade East Lee On The Solent	Grant Permission
04.	17-21	K4363/4	1-25 The Leisure Cunningham Drive Gosport	Grant Permission
05.	22-27	K3965/13	Carrier Vehicle Services Unit 10 Dock Road Gosport Hampshire	Grant Permission
06.	28-32	K11429/5	Land To East Of Grays Close Gosport PO12 2QL	Grant Permission
07.	33-34	K17442	15-38 Wilmott Lane Gosport PO12 3RY	Grant Permission
08.	35-36	K14993/1	30-92 Hamble Road Gosport PO12 3RJ	Grant Permission
09.	37-39	K17401	40 Fitzroy Drive Lee-On-The-Solent Hampshire PO13 8LZ	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K17432
APPLICANT: Mr And Mrs Haimes
DATE REGISTERED: 21.08.2007

**ALTERATIONS TO EXISTING BUILDING TO PROVIDE ONE ADDITIONAL 1 BED FLAT
AND NEW TWO STOREY 3 BED HOUSE TO THE REAR**
51 - 53 High Street Lee-On-The-Solent Hampshire PO13 9BU

The Site and the proposal

The application site is located on the south side of the High Street in Lee on the Solent close to the junction with Beach Road to the east. The existing property is a two storey red brick building with a pyramid slate roof and a projecting 2 storey element at the rear with a hipped slate roof. It is in mixed use as a furniture shop with residential accommodation both behind the shop and on the first floor. Although there is a residential door in addition to the shop door onto the High Street there is currently no physical separation between the residential and commercial areas. At ground floor on the High Street frontage there is a traditional shop front. At the rear is a large single storey building which was last used for dog grooming in conjunction with the previous use of the shop. It occupies most of the plot from the back of the shop to the service road from which properties in the High Street and Marine Parade East take rear access.

To the east is a new 3/4 storey flatted development, Robinson Court. It is an L shaped red brick building with a frontage to both Beach Road and the High Street. The top storey of the rear elevation is rendered and painted cream. It has a hipped tiled roof. The rear elevations of the parts of the building fronting both the High Street and Beach Road have windows on all four storeys. There are no windows on the side elevation of the part of the building fronting onto the High Street. The parking area for Robinson Court is immediately adjacent to the application site and takes access from the service road. There is a 2 metre high brick wall on the shared boundary projecting back from the service road approximately 5 metres into the site. In the north-west corner of the car park adjacent to the shared boundary with the application site is a small shed and small gazebo. To the west of the application site is a shop with a flat above and a white painted rendered façade in the modern tradition. Behind this façade is a traditional pyramid slate roof. This shop also has a large ancillary building at the rear which covers most of the rear yard and is approximately 2 metres higher to the ridge than the building at the rear on the application site. Many of the other shops to the west along the High Street have similar ancillary buildings. Many of the residential properties fronting Marine Parade that back on to the service road have garages at the end of their gardens.

The proposal as shown on the submitted plans is to retain the front of the ground floor as a shop with a 1 bed-roomed flat at the rear and its own amenity space accessed from the living room, make the accommodation on the first floor self contained using the separate entrance from the High Street (but with no amenity space), demolish the existing single storey building in the rear yard and erect a new 2 storey dwelling in the remainder of the rear yard with amenity space to the north and south. The fenestration on the existing building will remain unchanged. No windows are proposed in the west elevation of the house and one obscure glazed bathroom window is proposed on the east elevation. The bedroom window on the rear of the house will have a Juliet balcony. A path is indicated on the east side of the site which appears to link the High Street and the service road. 3 parking spaces are proposed at the rear adjacent to the service road. Between the proposed house and the flat at the rear of the shop are storage areas for bins and cycles adjacent to the path. The Design and Access Statement erroneously refers to a new build flat but the application is for a conversion of the existing living accommodation into 2 separate flats. As the Design and Access Statement is not a formal part of the application the development as shown on the plans is the proposal under consideration.

Relevant Planning History

none

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/H4

Housing Densities

R/S6

Residential Development at Ground Floor within Defined Shopping Centres

R/S7

Use of Upper Floors

R/OS8

Recreational Space for New Residential Developments

R/T11

Access and Parking

R/ENV14

Energy Conservation

Consultations

Traffic Management

Max parking for existing and proposed residential 5 spaces - 3 spaces at 1:1 - parking spaces need to be moved 2.5 m into site to allow manouvering and any new boundary treatment should be no higher than 0.6m. 5 long stay and 3 visitor cycle spaces - stores for each dwelling should be 1.0 x 2.0 metres internally to accommodate requirement.

Response to Public Advertisement

31 Letters of objection.

Issues raised: residential incompatible with commercial character; loss of light; separation distance; highway safety from conflicting use and restrictive width of access road; smell from bin store; overdevelopment; viability of retail unit; overdevelopment; loss of privacy; loss of outlook; reduction in property values; precedent; lack of parking; out of character with established pattern of development; impact on appearance of the area; vandalism and anti social behaviour require comprehensive review of development in this area; noise from adjacent access.

Principal Issues

1. The site is located within the urban area where the principal of residential development is acceptable. The potential effect on property values is not a planning consideration. Whilst vandalism and anti social behaviour are planning issues a comprehensive review of development in this area is beyond the scope of this application. The main issues in this case are whether the erection of a house at the rear is compatible with the character of the area, the potential loss of rear servicing for the shop and the impact on its long term viability, the design of the new dwelling and the living conditions of future residents, the amenity of occupiers of adjacent properties, provision to be made for refuse storage, cycle storage and open space, and the parking and access arrangements.

2. The High Street is the centre of the main commercial area in Lee on the Solent and this part of it is characterised by shops with flats above that have relatively large rear yards backing onto the service road. The other side of the service road is lined with domestic garages at the end of the rear gardens of the residential properties fronting Marine Parade. Whilst the adjacent building to

the east, Robinson Court, is a residential development, it benefits from a dual frontage to both the High Street and Beach Road and marks the transition of the commercial to the residential uses to the south and east. The application site however is set only within the commercial frontage and the rear yard has no frontage to a road of residential character. The erection of a dwelling in this location is therefore alien to the established pattern of development in the area and as such harmful to the character contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

3. In addition the erection of the house and provision of residential parking in the rear servicing area would prevent rear servicing of the retail unit and so affect its long term viability and compromise the retail function of the Lee on the Solent District Centre. As such the proposal is contrary to Policy R/S6 of the Gosport Borough Local Plan Review.

4. The first floor flat will have no private amenity space, and the small areas of amenity space proposed for the dwelling are well below the acceptable standard for a 3 bedroom house. Both will be overlooked by the windows on all 4 storeys of the adjacent Robinson Court, resulting in a cramped and congested layout which will not provide satisfactory living conditions for future occupiers contrary to Policy R/DP1 as amplified by Appendix B of the Gosport Borough Local Plan Review.

5. As the fenestration on the existing building will not be changed and all the windows to the dwelling other than an obscure glazed bathroom window on the east elevation will be on the north and south elevations there will be no loss of privacy for the residents of Robinson Court.

6. Having regard to the size of the existing buildings in the rear yards of the application site and the site to the west, and the orientation and relative positions of the proposed dwelling and Robinson Court, I do not consider there will be an unacceptable loss of light or outlook to the occupiers of those flats.

7. Adequate provision is made for refuse storage and the position of the bin stores in relation to the flats at Robinson Court is not unreasonable within an urban area. Cycle storage provision meets minimum standards. However the developer has not completed the legal agreement to make a financial contribution to the provision of outdoor playing space within the Borough contrary to Policy R/OS8.

8. Although 3 parking spaces are shown, due to the width of the service road and the existing boundary treatment, the spaces cannot be used without causing inconvenience and danger to other users of the highway. As such the proposal is contrary to Policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Refuse

For the following reasons:-

1. The erection of a dwelling in this location is alien to the established pattern of development in the area and as such harmful to the character contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

2. The erection of the house and provision of residential parking in the rear servicing area would prevent rear servicing of the retail unit and so affect its long term viability and compromise the retail function of the Lee on the Solent District Centre. As such the proposal is contrary to Policy R/S6 of the Gosport Borough Local Plan Review.

3. The first floor flat will have no private amenity space, and the small areas of amenity space proposed for the dwelling are well below the acceptable standard for a 3 bedroom house. Moreover the amenity space of both residential units will be overlooked by the windows on all 4 storeys of the adjacent Robinson Court, resulting in a cramped and congested layout which will not provide satisfactory living conditions for future occupiers contrary to Policy R/DP1 as amplified by Appendix B of the Gosport Borough Local Plan Review.

4. No contribution has been made towards the provision of outdoor playing space within the Borough contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.

5. Due to the restricted width of the service road and the existing boundary treatment, the car parking spaces cannot be used without causing inconvenience and danger to other users of the highway. As such the proposal is contrary to Policy R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K3369/2
APPLICANT: S. Wybourne Holborn Properties (UK) Limited
DATE REGISTERED: 20.09.2007

ERECTION OF 4 STOREY BLOCK OF 7 FLATS WITH ASSOCIATED CAR AND CYCLE PARKING
16 Marine Parade West Lee-On-The-Solent Hampshire PO13 9LW

The Site and the proposal

The site is located on the north-eastern side of Marine Parade West within the Marine Parade Area of Special Character and is within 400 metres of Lee-on-the-Solent District Centre. The dwelling is Locally Listed and is considered to be of historic and architectural interest and makes a notable contribution to Marine Parade. There is a mix of designs of buildings within the local area however the area is predominately characterised by flats.

To the north-west of the site is Promenade Court, which is a three/four storey building with tiered balconies. There are no windows in the south-eastern elevation of this building. To the south-east is no.15a which is two storeys and is divided into two flats. There are two windows in the side elevation of No.15a, one to the kitchen of the ground floor flat and the other to an en-suite bathroom of the first floor flat. To the rear of No.15a is a communal garden for the two flats. The properties to the rear of are more than 30 metres away.

The existing building is a three storey dwelling with a high pitched gabled roof and a projecting front gabled element. It has a front dormer and is tile hung at second floor level. It has a patterned tiled design on the roof and three chimneys. There are covered balconies with ornate railings at first floor level and a veranda area at ground floor level. There is 1 metre high wall and parking for one car to the front of the dwelling. To the rear of the dwelling are two garages and five trees which are of poor quality.

The proposal is to demolish the existing building and garages and to erect a four storey building to create 7 flats. Six 2 bedroomed flats would be situated on the ground, first and second floors and one 3 bedroomed flat on the fourth floor would be provided in the roof space. The building would have a barn hipped roof with a gabled front element, a front dormer and two rear dormers. The ground, first and second floors would be split through the middle creating one flat with a seaview and the other would have a rear view on each floor. All of the flats would have balconies, with the balconies on the front flats stretching the whole width of the building. The existing front access would be removed and the wall would be continued to match the existing. On the south-eastern elevation there is to be a single storey element to form a covered entrance way to both the front and rear of the property. It would have three velux windows in the roof to provide light. There are 11 windows proposed in total in the north-western elevation, 3 on each of the ground, first and second floors to the lounge, dining room and kitchen with 2 bathroom windows on the 3rd floor. There are 12 windows proposed in the south-eastern elevation, 2 on the ground floor to bathrooms, 5 on each of the first and second floors to bathrooms, the lobby area and a bedroom located to the rear of the property, and 3 windows on the third floor, with one to the lobby area and the other two to the lounge. The proposed building would extend 3 metres past the rear of property 15a and 2.4 metres past the rear of Promenade Court.

There are seven car parking spaces indicated to the rear of the property, four of which are accessed via a ramp to an underground car parking area the other three would be accessed directly from the rear service road. The long stay cycle parking would be provided under the ramp and refuse storage is also provided to the rear of the site adjacent to the service road.

Relevant Planning History

K.3369 - Conversion into 2 no. self contained flats - Approved - 29.01.1960

K.3369/1 - Demolition of existing lean-to and erection of a covered way as a link between 16/16A and 17 Marine Parade West - Approved - 08.03.1977

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/DP10
- Marine Parade Area of Special Character
- R/BH5
- The Local List
- R/T11
- Access and Parking
- R/H4
- Housing Densities
- R/OS8
- Recreational Space for New Residential Developments

Consultations

Traffic Management	<p>Under the current parking standards the proposed development would allow a maximum of 14 spaces.</p> <p>All the car parking spaces should be wider (2.7 metres) to allow easier access.</p> <p>However the plans do not show a cross section and therefore the suitability of the basement car parking spaces can not be assessed. 14 long stay secure cycle parking spaces and 7 short stay cycle spaces are required.</p>
Streetscene (Waste & Cleansing)	<p>Bin store area is not adequate, bin requirements are: 1 x 1100 litre domestic bin, 1 x 1100 litre recycling bin, 1 x 660 litre domestic bin, 1 x 660 litre recycling bin.</p> <p>Flush threshold/dropped kerb access required to facilitate collection.</p>
The Gosport Society	<p>Raise objection: The existing building is locally listed, and the loss would be contrary to R/BH5 and RDP10 of the Gosport Borough Local Plan Review. The demolition of another Victorian building would diminish this special character of this area. The four storey block of flats and steep roof would cause an imbalance in the proportions of the building and would not respect the scale of the adjacent bungalow.</p>
Streetscene (Parks & Horticulture)	<p>None of the trees are particularly worthy of retention or protection.</p>

Response to Public Advertisement

13 letters of objection:

Issues raised: loss of a beautiful landmark and detailed features; loss of a locally listed building; car parking; access; no provision for trade or emergency vehicles; conversion rather than demolition; foundations; obstruction during construction; light; outlook; privacy; loss of a house into more flats; overdevelopment; lack of communal space.

Principal Issues

1. The site is located within the urban area boundary as defined on the proposals map of the Gosport Borough Local Plan Review. Consequently the principle of development is acceptable. There are some trees on site shown to be removed which are of poor quality and therefore the loss of the trees would not have a detrimental impact on the character of the area. The concerns regarding impact on neighbouring properties foundations and the blocking of the rear access by construction vehicles, trade and emergency vehicles are private matters. The main issues in this case are therefore, loss of a locally listed building, design, amenities of neighbouring occupiers, density, car and cycle parking, refuse, amenity space and provision of open space.
2. This is an important Local Listed building prominently located in the Marine Parade Area of Special Character which has been included on the Borough Council's List of Buildings of Local Interest because of its historic and architectural interest. Policy R/BH5 of the Local Plan states that 'where a Local List Building is not retained the replacement building must be of at least equal architectural merit'. The proposed replacement building whilst appearing to emulate the appearance of the original, does not display the same architectural quality in terms of design or detailing. As such the proposal is contrary to Policy R/BH5 of the Gosport Borough Local Plan Review.
3. The existing building makes an important contribution to the character and appearance of this part of Marine Parade which has been designated an Area of Special Character. Policy RDP10 and the SPD give guidance that in assessing proposals for new development equal consideration should be given to the design of each elevation of a building in terms of its visual impact. The side elevations of the proposed building are plain and devoid of detail and due to the height difference between the proposal and No.15a the south-eastern elevation would appear particularly plain and simple and lacking in any interesting features and does not respect its context within the Area of Special Character. As such the proposal is contrary to the SPD and Policy R/DP10 of the Gosport Borough Local Plan Review.
4. Due to the separation distance the proposal would not significantly overlook the properties to the rear. Also due to the limited increase in the size in comparison to Promenade Court there would be no loss of outlook from, or light to, the occupiers of Promenade Court. The balconies at the front of the property would not result in any additional overlooking, as all properties along Marine Parade have balconies. The balconies at the rear would only overlook the parking areas. However the increase in height, depth and mass in comparison to the existing building would have a significantly detrimental impact on No.15a. It would be very overbearing to the occupiers of these properties and would result in a loss of light, outlook and privacy contrary to Policies R/DP1 and R/DP10 of the Gosport Borough Local Plan Review.
5. As the site is in an accessible location the number of car parking spaces are acceptable. However the layout of the car parking area and width spaces would be likely to lead to spaces not being utilised. Cycle parking would be supplied under the ramp, which meets the Local Plan requirement provided that 14 secure long stay and 7 short stay spaces could be made available. The area indicated for bin storage is also inadequate and would need to be increased to meet the needs of all 7 flats.
6. The site is in close proximity to Lee-on-the-Solent District Centre. 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 centres, or are in areas with good access to public transport. However as a

result of the concerns regarding the scale of the building and the insufficient space for car parking it is considered that the density of this proposal is too high.

7. The only amenity space provided would be at the front of the dwelling and the private balconies. However due to the location of the property there is adequate access to open space nearby and this is considered acceptable.

8. The applicant originally confirmed willingness to enter into a planning obligation under Section 106 relating to payment of a commuted sum towards the provision and/or improvement of open space. However this has not been completed and as such the proposal is contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Refuse

For the following reasons:-

1. The development would result in the loss of a building that has been included on the Borough Council's List of Buildings of Local Interest because of its historic and architectural interest. The proposed replacement building, whilst appearing to emulate the appearance of the original, does not display the architectural quality of the design or detailing, contrary to Policies R/BH5 and R/DP1 of the Gosport Borough Local Plan Review.

2. The existing building makes an important contribution to the character and appearance of Marine Parade which has been designated an Area of Special Character. The elevations of the proposed building are over prominent and devoid of detail, and do not respect the Area of Special Character, contrary to the SPD and Policies R/DP10 and R/DP1 of the Gosport Borough Local Plan Review.

3. The proposed development by reason of its height, depth and resultant mass would have an unacceptable impact on the occupiers of 15a Marine Parade West in terms of loss of light, outlook and privacy, contrary to Policies R/DP1 and R/DP10 of the Gosport Borough Local Plan Review.

4. The layout of the car parking spaces does not provide for safe and convenient use, contrary to Policy R/T11 of the Gosport Borough Local Plan Review.

5. The area shown for bin storage on the plan is undersized and would not provide adequate refuse storage, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

6. The proposed development does not make adequate provision for outdoor playing space, contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K17320/1
APPLICANT: Roxan Construction
DATE REGISTERED: 01.06.2007

ERECTION OF 4 STOREY BLOCK OF 14 FLATS WITH ASSOCIATED CAR AND CYCLE PARKING (as amended by plans received 07.09.07)
6, 7 & 8 Marine Parade East Lee On The Solent

The Site and the proposal

The application site is located on the north east side of Marine Parade East between Pier Street and Beach Road and is within the Marine Parade Area of Special Character. It is currently occupied by 3 bungalows. At this point Marine Parade East slopes down from west to east. To the west the built form is mainly blocks of flats between 3 and 4 storeys in height. From No. 6 eastwards the predominant character is buildings of a lower domestic scale with the exception of older development around Beach Road and immediately east of Cambridge Road. Immediately to the west of the application site there is a block of flats rising from 3 storey adjacent to the site to 4 storeys in the main block. The three storey element is set back approximately 10 metres from the back edge of the footway with the frontage of the 4 storey block approximately 5 metres closer to the road in line with the dwellings to the east of the existing bungalows. The upper storeys of the main block are set back in a tiered arrangement. There are balconies on the front of the whole block with all those in the 3 storey element recessed within the elevation whereas those on the 4 storey block are on top of each lower tier. There are high level windows along the side elevation facing on to the application site within the 3 storey part of the block on all 3 floors. The house immediately to the east is 2 storey with 2 windows at first floor and 2 windows at ground floor, one of which is a bay. These windows are on the rear part of the side elevation. The side of the house is adjacent to a pedestrian walkway that links through to the High Street. The front of this house is set back 6 metres from the back edge of the footway to Marine Parade East.

The application is for the erection of a 4 storey block of flats following the demolition of the 3 existing properties. The block is articulated to give the impression of 3 separate buildings at ground, first and second floors with the 4th storey set back 3.5 metres and built of lighter construction materials to reduce the impression of height and bulk. 14 flats are proposed. 12 are to be 2 bed (one of which is a duplex) and 2 are to be 3 bed. The articulation of the building allows for small terraces set back into the front elevation for each of the 2 bed flats on the ground, first and second floors. The set back on the fourth storey provides a roof terrace for the top 2 flats and the living area of the duplex at the western end of the building. At the eastern end of this roof terrace is a 2 metre obscure glass screen. In addition to the private terraces a small shared amenity area and drying area is proposed to the west of the parking area at the rear and a lawned amenity area is to be provided at the front bounded by railings set into a dwarf brick wall to a height of 1.2 metres.

17 car parking spaces are proposed (including 3 for visitors) with 10 in the basement and 7 to the rear of the building taking access from the rear service road. There will be a total of 14 secure cycle storage spaces in the basement for residents with a further 15 for visitors on either side of the ground level car parking area.

The bin storage area is within the north western corner of the building with a paved path running alongside the building out to Marine Parade East.

Relevant Planning History

K.17320 Erection of 4 storey block of 14 flats - Withdrawn 25.04.07

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1
General Standards of Development within the Urban Area
R/DP10
Marine Parade Area of Special Character
R/H4
Housing Densities
R/OS8
Recreational Space for New Residential Developments
R/ENV14
Energy Conservation
R/T11
Access and Parking
R/CF6
Provision of Educational Facilities

Consultations

Traffic Management	Pedestrian access possible from front and rear but to improve access from the rear the footway should be widened at the north east corner of the building. However the rear service road is not ideal for shared access and pedestrian access should primarily be from Marine Parade East. Maximum no of car parking is 28 and 17 are to be provided including 3 visitor spaces thus providing one space per flat. 14 cycle parking spaces with 15 for visitors which meets minimum standards but the verticle storage proposed is not ideal. The widening of the service road to the rear to 4.1 m to accommodate refuse vehicles should be conditioned to ensure it is constructed to approved standards and maintained and retained for public use.
Streetscene (Waste & Cleansing)	Adequate storage space available - maximum distance from highway acceptable - requires flush threshold and drop kerb to facilitate collection.
Building Control	Fire service access from rear service road is unsatisfactory.
County Education Officer	Contribution of £31,449 required toward education facilities.
Southern Water	No objection in principle - subject to condition relating to protection of public sewers.

Response to Public Advertisement

5 letters of objection to original scheme.

Issues raised: Building ugly and out of keeping with pitched roofs; too many apartment blocks on sea front and bungalows should be retained; block horizontal and out of keeping - does not follow

design guidance of SPD or R/DP10; loss of light; loss of privacy; bin storage close to kitchen windows of existing properties and will be noisy when bins are taken out for collection - should be

collected from rear; will create a wind funnel; increase in traffic up drive which is too narrow for cars to pass so they may have to reverse onto Marine Parade; 4 storeys over dominant and out of character

3 letters of objection to revised scheme.

Issues raised: Proposal does not conform to SPD guidance or Policy R/DP10 in that it is 4 storeys; loss of light; refuse collection should be from rear to prevent traffic obstruction and lessen impact on residents of adjacent property; comments on original scheme still stand; amended building no different and not suitable for the area; overbuilding in Marine Parade East is excessive and unnecessary.

Principal Issues

1. The main issues in this case are whether the principle of the development is acceptable, the design and impact on the character and appearance of Marine Parade, the impact on residential amenities, and the provision to be made for car and cycle parking, refuse storage, open space and education.
2. The site is within the urban area and close to Lee on the Solent District Centre where higher densities of residential development are provided for under Policy R/H4 therefore although the density of the scheme is 100 dwellings per hectare the principle is acceptable in this location. As the scheme is for less than 15 units there is no requirement to provide affordable housing.
3. This site is located at an important transitional point in Marine Parade where the form of the building should be seen to relate to both the domestic scale to the east and higher, flatted development to the west within the context of the sloping topography. The proposal has been significantly amended from the original submission in order to meet these requirements. A distinct rhythmic quality has been introduced in the treatment of the main elevation to give the illusion of this being three linked blocks to replicate the existing rhythm of the buildings on the site and the strong character of this built form to the east. The building follows the traditional building line and the recession of the 4th storey draws the focus from street level to the 3rd storey parapet. The 4 storey height at the western end of the building reflects the height of the adjacent block of flats and the 4th storey at the eastern end of the building has been cut back to ease the transition back down to the more domestic scale of the adjacent dwelling. The external appearance of the 3 white blocks echoes the Art Deco style which is appropriate in this location as much of Marine Parade was developed between WW1 and WW2. In summary the design and layout reflects the special character of Marine Parade and as such comply with the guidance of the SPD and Policy R/DP10. The design and materials will result in a reduced energy use in compliance with Policy R/ENV14.
4. Due to the siting and orientation of the proposed building and its relationship with the properties either side of the application site I do not consider there to be a significant loss of light or outlook to the occupiers of those properties. The balconies on the first and second floor are recessed within the front elevation and the roof terrace at the eastern end of the building is set in by a metre with a 2 metre high screen along the side which will prevent overlooking. Whilst there is no screen on the western end of the 4th floor roof terrace it will only overlook the balconies on the front elevation of the adjacent flats which are already open to public view. As there are secondary windows to the living areas indicated on the east (side) elevation a condition is proposed that these windows must be obscure glazed and non-opening. The height of the balcony screens on the east elevation is also to be conditioned to prevent anyone using the balcony being able to look over into the windows of the adjoining house.
5. The level of car parking provided at one per flat with 3 for visitors complies with maximum standards and the cycle parking provision meets minimum requirements. The rear service road is to be widened to allow for the safe passage of refuse collection and delivery vehicles and details of the construction are to be required by condition to ensure the works are to an approved standard and the road is subsequently maintained and made available.

6. Refuse storage facilities are acceptable and a contribution towards the provision of outdoor playing space and education facilities is to be secured by way of a legal agreement, the latter by way of a “pre commencement” conditions as it is a Hampshire County Council requirement. Without this provision the proposal would be contrary to Policies R/OS8 and R/CF6 and as such refused.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. the provision 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 development as proposed is acceptable in principle in this location and the design reflects the existing character of Marine Parade East. It will not have a significant impact on the amenities of adjoining residents and adequate provision is made for car parking, cycle parking, refuse storage, and open space. As such it complies with Policies R/DP1, R/DP7, R/H4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review and the and the Marine Parade Supplementary Planning Document.

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. 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.

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

4. No development shall take place until full details of the hard landscaping works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved. These details shall include samples of all surfacing materials.

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. No development shall take place until full details of the soft landscaping works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved. These details should include full planting plans detailing numbers, species and size and maintenance arrangements.

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.

6. The approved landscaping scheme shall be completed within the next planting season following the completion of 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.

7. The windows on the south-eastern elevation of the building hereby permitted shall be non-opening and glazed with obscure glass and shall be retained in that condition.

Reason - To preserve the amenity of the adjoining property, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

8. The balcony screens on the first and second floors on the south eastern elevation shall be a minimum height of 1.6 metres above the floor level of the balcony.

Reason - To preserve the amenity of the adjoining property, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

9. Details of the final colour finish of the fourth storey elevations shall be submitted to and approved by the Local Planning Authority in writing before that part of the development is commenced and the fourth storey shall be finished in the agreed colour and thereafter maintained in that condition.

Reason – To ensure that the external appearance of the building is appropriate in this location and to comply with Policies R/DP1 and R/DP10 of the Gosport Borough Local Plan Review.

10. No development shall commence until arrangements have been put in place to secure the appropriate contribution towards the provision of educational facilities within the Borough.

Reason – to ensure provision is made towards educational facilities in compliance with Policy R/CF6 of the Gosport Borough Local Plan Review.

11. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking, loading and unloading 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 car parking, loading and unloading facilities are provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

12. 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.

13. The development hereby permitted shall not be commenced until the Local Planning Authority shall have approved:-

(a) a specification of the type of construction proposed for the widening of the rear service road including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting and the method of disposing of surface water;

(b) a programme for the making up of the widening of the rear service road.

Reason – To ensure that the widening of the rear service road is constructed to a standard which will enable it to be taken over as publicly repairable highway, and to comply with Policy R/T3 of the Gosport Borough Local Plan Review.

14. The service road shall be laid out and made up in accordance with the specification, programme and details approved under conditions 13 above and in any event shall be so constructed that, by not later than the time the building erected on the land is occupied, there shall be a direct connection from it to the public highway completed to the approved specification.
Reason - To ensure that the widening of the rear service road is constructed to a standard which will enable it to be taken over as publicly repairable highway, and to comply with Policy R/T3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K4363/4
APPLICANT: Hermitage Housing Association
DATE REGISTERED: 03.09.2007

DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF 50no. 1 AND 2 BED VERY SHELTERED FLATS FOR ELDERLY AND DAY CARE CENTRE WITH ANCILIARY ACCOMMODATION (as amended by plans received 02.11.07)
1-25 The Leisure Cunningham Drive Gosport

The Site and the proposal

The Leisure is a post war sheltered housing development located in Bridgemary on the corner of Cunningham Drive and Fareham Road. It consists of a mix of 20 bungalows arranged around a green to the west and a part 1 / part 2 storey L shaped block to the east containing 20 bed-sits for rent with shared bathroom facilities, 4 1 bed flats and a 2 bed self contained warden flat. To the north and south is a mix of bungalows and houses with their own gardens in a low density development with wide verges and ample open space. Within Gregson Avenue (a distance of approximately 170 metres from the site) there is a parade of shops and there is a bus stop served by 6 buses an hour approximately 140 metres from the site.

The proposal is to demolish the part 1/part 2 storey block, in which the accommodation is outdated and does not meet current housing requirements, and erect a part 3 /part 4 storey building to provide both very sheltered accommodation in the form of 50 self contained flats and community meeting and activity rooms for both the residents and the people who live in the surrounding area. 26 car parking spaces are to be provided. The existing access point to Cunningham Drive will not be altered but vehicular access to the rear of the new building will be closed to provide a safer environment for pedestrians. There will be a drop off point and 6 visitor spaces including 3 disabled bays at the front with the remaining parking at the rear. The scheme will be fully disabled and wheelchair accessible. A buggy store is to be provided next to the entrance rather than communal cycle storage facilities. In addition each resident will have private buggy storage and charging facilities. For domestic waste a refuse store will be located inside the residential part of the building with an additional compound next to the internal slip road with turning facilities for collection with movement from one to the other managed by maintenance staff. Commercial waste will be kept in a separate area to the north of the building.

Relevant Planning History

None relevant

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/CF5

Development of Childcare and Day Care Facilities

R/H4

Housing Densities

R/H8

Accommodation for the elderly

R/H5

Affordable Housing

R/CF1

New or Improved Community Health Facilities

R/OS8

Recreational Space for New Residential Developments

R/OS14
Biodiversity Action Plans
R/ENV14
Energy Conservation

Consultations

Defence Estates	Holding response
Traffic Management	Maximum car parking for new sheltered housing 25. 26 spaces to be provided. Current requirement for remaining bungalows 6 and likely requirement for new flats in view of existing low proportion of car ownership is 5 leaving 14 spaces for staff and visitors to day care and sheltered housing occupants units. Dedicated area for mobility buggies to be welcomed.
Streetscene (Parks & Horticulture)	No objection
Streetscene (Waste & Cleansing)	bin requirements 8 x 1100 litre domestic and 8 x 1100 litre recycling. Side opening more difficult to operate.
Building Control	no response received
Housing Services (Strategic)	Unit size mix will meet housing need in the Borough and scheme will contribute to the provision of a sustainable mixed community within Bridgemary.
County Planning (Consultation Acknowledgement)	No comments

Response to Public Advertisement

nil

Principal Issues

1. The site is within the urban area where in principle residential development is acceptable. The main issues are whether this is a suitable location for sheltered accommodation and community/day care facilities for the elderly, the impact of the building on the character and appearance of the area, the amenities of existing and proposed residents and the provision to be made for access, parking and refuse storage.

2. Whilst the proposal results in an increase in density from 47 to 98 dph, the site is in an accessible location where residents would have access to a range of services. The mix of 1 and 2 bed sheltered units would meet an acknowledged housing need in the Borough and provide day care facilities and activity rooms for residents within both the building and the surrounding areas. The proposal therefore complies with Policies R/H4, R/H8 and R/CF5 of Gosport Borough Local Plan Review. As all the accommodation is to be sheltered and developed by the Housing Association it meets affordable housing requirements and complies with Policy R/H5. A condition will ensure arrangements are made to retain the units as affordable housing.

3. The modern design of the proposed development is acceptable in this location as it is set within its own grounds. Subject to the selection of external materials, it will provide a landmark building carefully designed to enhance its setting. Materials will be selected to reduce the use of resources and energy consumption. Discussions with Hampshire Constabulary have taken place during the design process to ensure the site is secure at the boundaries and CCTV cameras will be installed to provide a safe environment for the residents.

4. The 4 storey element is located at the eastern end of the building. Whilst the rear elevation of the nearest property to the north will be only 24 metres from the rear elevation of the proposed building at this eastern end, due to the orientation this distance rapidly increases to 37 metres. Moreover at the nearest point there are only bathroom windows in the north elevation and the separation distance from the first living room window and its outside balcony area has a separation distance of nearly 28 metres, just under the recommended guidance for 3 storey buildings. At the 4th storey level there are no balconies on the north elevation and the only 2 windows to the two flats at this level on this side of the building are to a bathroom in one flat and a kitchen in the other. At the western end of the building the separation distances exceed the recommended guidelines within the Local Plan for windows on opposing elevations. As such I do not consider there will be a significant loss of privacy to existing residents and due to the orientation and space between buildings there will be no loss of light or outlook. Most of the prospective residents will have access to their own private amenity spaces in the form of balconies and decked patios and there are to be decked areas outside the communal lounges. In addition there is shared amenity space within the landscaped grounds which will also increase opportunities for biodiversity.

5. The existing access point will not be altered and the closure of part of the road will improve pedestrian safety. In view of current car ownership levels the 25 parking spaces will be sufficient to serve both occupiers and visitors of the sheltered units and the remaining bungalows as well as visitors to the day care and other facilities and staff. The provision of mobility buggy storage is more appropriate than cycle storage facilities for this type of development. There is sufficient room on site for adequate refuse storage provision. There is ample private and shared amenity space and the developer has agreed to make a financial contribution towards outdoor playing space in the Borough at a reduced rate to reflect the type of occupancy. Arrangements to make this contribution will be secured by condition.

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 this location and will meet an acknowledged housing need. The design is appropriate and the building suitably landscaped with opportunities to enhance biodiversity. There will not be any significant loss of amenity to occupiers of the adjacent residential properties and adequate provision has been made for access, parking, refuse storage and open space. As such the proposal complies with Policies R/H4, R/H5, R/H8, R/DP1, R/DP6, R/CF1, R/CF5, R/T11, R/ENV14, R/OS8 and R/OS14 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. 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 ensure that the external appearance of the building is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The accommodation hereby permitted shall only be occupied by persons of 55 years and over.

Reason – A reduced contribution has been made towards the provision of outdoor playing space within the Borough in compliance with Policy R/OS8 of the Gosport Borough Local Plan Review to reflect the age of the occupants of the development.

4. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking, loading and unloading 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 car parking, loading and unloading facilities are provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

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

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

6. 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.

7. A survey of the site shall be undertaken and a plan prepared to a scale of not less than 1:500 showing :-

- (a) existing and intended final ground levels and proposed excavations;
- (b) exact location, quality, species and spread of all trees on the site and indicating those to be felled during building operations;
- (c) all natural features such as hedgerows, and large shrubs and the treatment proposed.

The plan shall be submitted to, and approved by, the Local Planning Authority before any felling or other alteration of the existing condition of the site takes place.

Reason - To ensure the enhancement of the development by the retention of natural features, and to comply with Policies R/DP1 and R/DP6 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. No development shall take place until full details of the hard landscaping works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved. These details shall include samples of all surfacing materials, samples of the materials to be used for any boundary treatment, and elevational drawings of the proposed boundary treatments.

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.

10. No development shall take place until full details of the soft landscaping works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved. These details should include planting plans showing the location, number, height, species and size of all specimens/planting density and the arrangements to be made for future maintenance.

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. The approved landscaping scheme shall be completed within the next planting season following the completion of the main 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.

12. No development shall commence until arrangements have been put in place to secure provision of affordable housing in compliance with Policy R/H5 of the Gosport Borough Local Plan Review.

Reason - To ensure affordable housing is provided in compliance with Policy R/H5 of the Gosport Borough Local Plan Review.

13. No development shall commence until arrangements have been put in place to secure a contribution towards the provision of outdoor playing space within the Borough in compliance with Policy R/OS8 of the Gosport Borough Local Plan Review.

Reason - To ensure a contribution is made towards the provision of outdoor playing space within the Borough in compliance with Policy R/OS8 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 05.
APPLICATION NUMBER: K3965/13
APPLICANT: BSI Factory Properties Ltd
DATE REGISTERED: 13.07.2007

REDEVELOPMENT BY THE ERECTION OF 5NO. TWO STOREY INDUSTRIAL UNITS (CLASS B1) WITH ASSOCIATED PARKING AND ACCESS (as amended by emails dated 17.9.07, letter dated 24.9.07 and plans received 26.9.07)
Carrier Vehicle Services Unit 10 Dock Road Gosport Hampshire

The Site and the proposal

The application site is within an Existing Employment Area on the eastern side of Dock Road, to the south of its junction with the approach road to Asda. On the site is a one and a half storey high painted brick building with a shallow pitched roof which is in a poor state of repair. The building is currently in use as a vehicle repair garage which employs six people. At the southern end of the building is a brick built single storey extension with a flat roof. The remainder of the site is hardsurfaced and is currently used informally for parking. There is a single access located immediately to the south of the Dock Road/Asda junction. On the northern and western boundaries is a 1.8 metre high palisade fence. On the eastern boundary is a 2 metre high fence with a landscape strip beyond.

To the north is a development of single storey industrial units. To the south is a three storey development, 'Sevenside Waste Paper', comprising a pair of staggered semi-detached industrial units built of red brick and profiled steel with a conjoined gabled roof. The Asda superstore lies to the east and comprises a two/three storey brick building under a flat roof. On the western side of Dock Road is a car sales area that adjoins the rear boundaries of the two storey residential properties that face onto Woodstock Road. These dwellings are a minimum distance of 38 metres away from the application site. To the south of the car sales premises is a single storey vehicle repair garage. Both commercial premises are accessed from Dock Road. There are parking restrictions on Dock Road which follow round into the Asda approach road.

The proposal is to demolish the existing building and erect 5no. externally clad industrial units with ancillary office accommodation at first floor level. The overall building is 42m long x 13.8m wide and has a maximum height of 6.8m. The front elevations of the units facing onto Dock Road will contain pedestrian and roller shutter doors and a window at ground floor level with two windows to the office accommodation above. The rear elevations contain two windows at first floor level and a pedestrian door at ground floor level. A long stay store for 6no. cycles is to be provided in the south eastern corner of the site. 4no. short stay cycle hoops are to be provided in front of the building. The hardsurfaced area is to be marked out to provide 10no. car parking spaces. The existing access is to be widened by 5metres to 10.2 metres and a new 10.2 metre wide access created 3.6m from the southern boundary. The applicant is unable to provide exact employment numbers as the scheme is speculative, but estimates that 10 persons would be employed on the site. The proposed hours of operation are from 8am to 6pm.

Amended plans have been submitted showing revised access arrangements and cycle parking provision and a means of escape at the north west corner of the site. A Flood Risk Assessment has been submitted in support of the application and the applicant has confirmed that the buildings will be used for Class B1 light industrial purposes.

Relevant Planning History

Nil.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/T2

New Development

R/T11

Access and Parking

R/EMP3

Protection of Existing Employment Sites from Inappropriate Development

R/EMP7

Low Employment Generating Uses

R/ENV1

Floodplains and Tidal Areas

R/ENV5

Contaminated Land

R/ENV10

Noise Pollution

R/ENV12

Air Quality

Consultations

Traffic Management

Under maximum standards 26 car parking spaces allowed. However, objection to a reduction of the maximum standards cannot be sustained. Cycle parking acceptable, although access to cycle store would be improved if door opened in other direction. Entrance and egress would be improved if reversed. Applicant should contact Hampshire Highways regarding alterations to the existing vehicle crossing and the formation of the new access.

Building Control

Fire service access satisfactory. Means of escape satisfactory, subject to door opening detail. Unprotected areas along rear boundary excessive but can be resolved at Building Regulation stage. Cladding will need adequate fire resistance.

Economic Prosperity

No objection. This scheme maintains the use of this site for employment purposes and provides new opportunities for job creation. The site benefits from access to local amenities, the town centre and good transport links, which will increase its attractiveness to potential occupants and employees. The re-development also offers the potential to visually enhance the physical environment and benefit other users of this industrial area.

Environment Agency (Hants & IOW)	No objection.
Environmental Health (Pollution & Environment)	The development is on land indicated as potentially contaminated. The site should therefore be checked for contamination before work commences.
Southern Water	Exact position of public sewer must be determined by applicant before layout of development is finalised. No development should take place within 3.5m of centreline and all existing infrastructure should be protected during the course of construction works. Suggest condition to protect infrastructure and informative regarding requirement for applicant to obtain consent to connect to the public sewer. Surface water should not be discharged to a public foul sewer.

Response to Public Advertisement

Nil

Principal Issues

1. The site is in an accessible location within the Urban Area Boundary and also falls within an Existing Employment Area and Flood Zone 2. The principle of redevelopment of the site for industrial purposes is acceptable provided the detail accords with Policies R/DP1 and R/EMP3 and of the Gosport Borough Local Plan Review. The issue of possible land contamination can be dealt with by planning condition. The main issues in this case are therefore the impacts of the proposal on the employment generating potential of the site, the appearance of the area, the amenities of nearby occupiers, highway conditions in the locality and the risk of flooding to and from the development.

2. Policies R/EMP3 and R/EMP7 of the Gosport Borough Local Plan Review seek to maximise employment opportunities on existing employment sites. To achieve this objective a condition has been attached removing the normal permitted change of use from Class B1 to Class B8 Storage and Distribution, which is a lower employment generating use.

3. The proposed building is comparable in size and footprint to the existing and its design and mass is in keeping with the other industrial buildings in the estate. The use of modern construction materials is appropriate in this location and the proposals will significantly enhance the appearance of this prominent corner site and the wider area, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. The proposed layout makes more efficient use of the land available and provides an opportunity to improve access and turning within the site. It is proposed to deal with the detailed access and circulation arrangements for the site by planning condition to ensure that the most efficient layout is achieved. The level of car and cycle parking provision is acceptable in the light of the maximum standards and existing informal parking arrangements on the site. As such, the proposals will not have an adverse affect on parking and traffic conditions in the locality, in accordance with Policies R/T3 and R/T11 of the Gosport Borough Local Plan Review.

5. In considering the existing use of the site and its location within an established employment area, and its position in relation to the existing car sales and vehicle repair premises on the western side of Dock Road, the proposals will not be harmful to the amenities of the occupiers in Woodstock Road in terms of noise disturbance or air quality. As such the development accords with Policies R/ENV10 and R/ENV12 of the Gosport Borough Local Plan Review.

6. It has been demonstrated that the risk of flooding to and arising from the development has been appropriately considered and the proposal incorporates relevant flood prevention measures in accordance with Policy R/DP1 and R/ENV1 of the Gosport Borough Local Plan Review.

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 proposal maximises the employment use of the site 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 proposal will not have an adverse effect on the character and appearance of the area, or the amenities of nearby residential properties, or traffic/parking conditions in the locality. Suitable cycle parking facilities will be provided and it has been demonstrated that the risk of flooding both to the proposed development and arising from the development has been appropriately considered and the proposal incorporates relevant flood prevention measures. Adequate provision has also been made to deal with possible land contamination. As such, the development complies with Policies R/DP1, R/DP3, R/EMP3, R/EMP7, R/T2, R/T11, R/ENV1, R/ENV5, R/ENV10 and R/ENV12 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 satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Details of the vehicular access arrangements and associated signage shall be submitted to and approved by the Local Planning Authority and implemented before the development hereby approved is first brought into use and thereafter retained.

Reason - To ensure that satisfactory access is provided and in the interests of highway safety and to comply with Policies R/T2 and R/T11 of the Gosport Borough Local Plan Review.

4. Before each unit is first brought into use details of the facilities to be provided for secure cycle parking 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.

5. 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 Policy R/ENV5 of the Gosport Borough Local Plan Review.

6. 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.

7. 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 6 that any remediation scheme required and approved under the provision of condition 6 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 6.

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 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.

9. 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 to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

10. 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 comply with Policies R/DP1, R/T2 and R/T11 of the Gosport Borough Local Plan Review.

11. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any replacement or re-enactment thereof), the 5no industrial units 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 to comply with Policy R/EMP7 of the Gosport Borough Local Plan Review.

12. The development hereby permitted shall not be brought into use until the vehicle manoeuvring area hatched green on the approved plan shall have been constructed to enable vehicles to enter and leave the site in a forward gear and this shall be maintained and be kept available for that purpose at all times.

Reason - In the interests of highway safety, and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

13. No development shall be commenced until details of the measures to protect the existing sewer infrastructure have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To protect the existing infrastructure and to comply with Policy R/DP3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 06.
APPLICATION NUMBER: K11429/5
APPLICANT: Bargate Homes
DATE REGISTERED: 31.05.2007

ERECTION OF 5no. DETACHED HOUSES WITH GARAGES/PARKING (AMENDMENT TO K11429/2) (as amended by plans received 18.09.07, 21.09.07 and 01.11.07)
Land To East Of Grays Close Gosport PO12 2QL

The Site and the proposal

The application site is located on the east side of Grays Close within the Urban Area Boundary in an established residential area characterised by detached houses of differing designs. The site comprises most of the remaining once extensive garden situated to the south and east of Gomer Grange also known as 1 Grays Close. The existing dwelling is a brick and tiled cottage style house constructed in the early 1950's to the west of which lies a small detached bungalow. These properties are accessed from a private driveway running along the northern boundary to the site from Grays Close. The site is bounded by 1.8 metre high brick walls adjoining Grays Close with a pair of timber double gates providing access to the site from the eastern end of the turning head. Most of the northern boundary to the site is a 2 metre high brick wall. On the other boundaries there is 1.8 metre high fencing. The site has been cleared of most of its former vegetation. However six trees have been retained including an evergreen oak covered by a Tree Preservation Order located towards the south east corner of the site. There is also a small brick built exposed timber summer house with a tiled roof situated adjacent to the eastern site boundary. In the south west corner of the site there is a wide semi-detached brick built garage that forms part of the application site. There is a further parking space on the driveway in front of this garage which is separated from the neighbouring garage and driveway by a 1.8 metre high brick wall and pair of double timber gates. The driveway and garage are accessed direct from a drop kerb located at the southern end of Grays Close.

To the west of the site there are four detached houses fronting Grays Close backing onto Gomer Lane. To the north, east and south are the back gardens of houses located in St Helens Road, Briar Close, Vectis Road and Western Way.

A fully detailed scheme for the erection of five detached houses with garages on this site was first approved in August 1995 (K.11429/2) and was subsequently renewed in both 2000 and 2005. The new owner of the site, the current applicant wishes to retain a similar footprint and layout to the approved scheme but revise the detailing of the house designs. The access is still proposed via the existing turning head located in Grays Close but the houses will now be served by a tarmac surfaced private drive rather than the originally proposed road which was to have a 1.8 metres wide pavement along its southern side and a 1 metre wide margin to the north.

The two storey four bedroom detached houses have been designed in a traditional style with tile hanging on gables and bays and brick elevations under tiled roofs. The roof design incorporates hipped ends with cat slide elements and small frontage dormer windows and velux rooflights at first floor level. Plots 1 to 3 have a regular north/south orientation reflecting the siting of the houses to the south fronting Western Way. Plots 4 and 5 are sited either side of the turning head with the existing summerhouse being retained within the side garden area serving Plot 4. Each property will have two on site parking spaces with the houses on Plots 2 and 5 having integral garages. Plot 1 will utilize the existing semi-detached garage and tarmac driveway; Plot 3 will have a tandem parking area and Plot 4 a detached brick built hipped roof with a central ridge garage with a parking space in front on the driveway. The driveways and parking areas will be surfaced in brick paviors. The three new garages, two integral, will be 6 x 3 metres in size and will therefore also provide secure long term cycle parking facilities. Plots 1 and 3 are both to have separate 1.2 x 1.8 metres secure cycle storage sheds in their back gardens. Each property will have a Sheffield style cycle stand positioned near to the front door to provide visitor cycle storage. Soft landscaping in the form of hedging is to be provided to the front garden boundaries and between the properties themselves.

Existing trees identified on the plans on the site boundaries will be retained and supplemented with additional planting including trees in some of the front gardens. Existing boundary treatments are to be retained with new fencing separating the rear gardens between the properties. The properties will all have paved areas to the rear to store wheeled bins and a bin collection point capable of accommodating 5 wheeled bins will be provided adjacent to the existing turning head on the eastern side of Grays Close.

Relevant Planning History

K.11429/2 – erection of 5no. detached houses with garages approved 24 August 1995.
K.11429/3 – renewal of consent for erection of 5no. detached houses with garages (variation of standard time limit condition A – K.11429/2) approved 17 August 2000.
K.11429/4 – renewal of consent for erection of 5no. detached houses with garages (variation of standard time limit condition A – K.11429/3) approved 21 September 2005.
Tree Preservation Order G.76 relating to an evergreen oak confirmed 30 May 1995.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/DP6
- Landscape Design
- R/DP8
- Protection of Trees
- R/H4
- Housing Densities
- R/T3
- Internal Layout of Sites
- R/T11
- Access and Parking
- R/OS8
- Recreational Space for New Residential Developments

Consultations

Traffic Management	The properties will be accessed from a private driveway via Grays Close, and is broadly similar to a scheme approved previously. No objection to amended proposal which shows 10 car parking spaces including garages. Cycle parking provision meets minimum levels as detailed in the Hampshire Parking Strategy and Standards. Bin storage area has been provided for use on collection days adjacent to the existing adopted highway.
Streetscene (Parks & Horticulture)	The six trees located on site which are to be retained have been inspected and whilst worthy of retention the only tree worthy of protection by means of a Tree Preservation Order is the existing evergreen oak located in plot 3 which is currently the subject of a TPO.

Streetscene (Waste & Cleansing)

Adequate storage space for wheeled bins on each property. Adequate space at collection point.

Building Control

Fire service access satisfactory.

Response to Public Advertisement

1 letter of objection

Issues raised: plot no.1 has a garage and driveway directly accessed from Grays Close not the proposed private drive; to use this driveway easily will mean taking away the footpath that is presently adjoining the boundary wall; if this is not done it could mean Grays Close being used as convenient parking for plot no.1.

Principal Issues

1. The application site is located within the existing 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. In addition the principle of this form of development on this site has been established with the grant of planning consent K.11429/2 in 1995 and its subsequent renewal in 2005. The way the existing semi-detached garage and driveway is accessed from the public highway via a dropped kerb arrangement will not change as a result of this proposal and this is considered acceptable to serve the new dwelling to be built on Plot 1. Should in the future the public highway be obstructed it would be a matter for the Police to deal with. The protected evergreen oak will not be adversely affected by the development. Therefore the main issues in this case are the acceptability of the design of the dwellings, the impact on the character of the area, the amenities of neighbouring and prospective residents and the adequacy of the provision of car and cycle parking, refuse storage facilities, amenity and open space.

2. The proposed development will be at a density of 25 dwellings per hectare which is less than the recommended density of 30 to 50 dwellings per set out in Policy R/H4 of the Gosport Borough Local Plan Review. However, given the character of the area is of relatively large detached houses set in generous plots at a density of between 16 and 32 dwellings per hectare I consider this lower density scheme acceptable in this location. The houses reflect the scale and detailing of other properties in the vicinity and original house 1 Grays Close.

3. The orientation of the site, design of the properties and the positioning of the dwellings within the plots is such that there will be no loss of light to adjoining occupiers as a result of this development. There is no conflict in terms of recommended separation distances contained within Appendix B of the Gosport Borough Local Plan Review between two storey walls containing windows to habitable rooms on these properties and adjoining properties and as such there will be no loss of privacy.

4. The articulation within the design of the houses means the depth of the rear gardens range between 8 and 13 metres with the widths being between 12 and 24 metres. Plot 4 will retain the existing summer house. These gardens will provide an adequate and satisfactory level of private useable amenity space for future occupiers. Each property will have space for the storage of wheeled bins and a collection point is to be provided at the western end of the private drive. Coupled with the proposed hard and additional soft landscaping works the development will ensure a satisfactory living environment for residents.

5. The original car parking arrangements have been amended and the size of garages increased. The car parking provision complies with maximum car parking standards for this type of development. The proposed secure cycle storage facilities along with the 5 visitor cycle stands also comply with minimum requirements. The proposal therefore meets the requirements of 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 five detached houses. 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 for this particular location and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. Due to the appropriate design of the proposal and the retained and new landscaping proposed it will enhance the character of the 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/DP6, R/DP8, R/H4, R/T3, 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, 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 ensure that the external appearance of the houses and detached garage is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Details of all proposed new boundary treatment, including any gates, shall be submitted to, and approved 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 - To ensure that the appearance of the boundary treatment is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. Details of the proposed secure cycle storage sheds shall be submitted to, and approved 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 in order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

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

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

6. 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.

7. The facilities hereby approved for the storage of refuse for removal from the premises including the bin collection area shall be provided before the development is first brought into use and thereafter retained.

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 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. Full details of the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced and these works shall be carried out as approved. These details should include (planting plans, written specifications (including cultivation and other operations associated with plant establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme).

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.

10. The approved landscaping scheme shall be completed within six months from the completion of the last 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.

11. 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 shall be erected beyond the forward most part of any wall of any original dwellinghouse 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.

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

ITEM NUMBER: 07.
APPLICATION NUMBER: K17442
APPLICANT: Mr Elder
DATE REGISTERED: 06.09.2007

**INSTALLATION OF EXTERNAL INSULATION SYSTEM AND CONVERSION OF FLAT
ROOF TO PITCHED ROOF**
15-38 Wilmott Lane Gosport PO12 3RY

The Site and the proposal

The site is located on the southern side of Wilmott Lane and is a four storey block of residential flats built during the late 1950's. The closest residential buildings to the site are to the west in Herbert Road and are more than 24 metres away

The proposal is to affix Alsecco external wall insulation to the south and north elevations of the building. This product adds approximately 150mm to the external walls and includes an anti-crack render finish. The proposal also includes conversion of the existing flat roof to a pitched roof. This will increase the overall height of the building by 2.5 metres.

Relevant Planning History

Nil.

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area
R/DP7
Additions, Extensions and Alterations

Consultations

Housing Services (Operational)	Agreed as per application
--------------------------------	---------------------------

Response to Public Advertisement

Nil.

Principal Issues

1. There are two main issues to consider in this case, the impact on neighbouring properties and the effect of the proposal on the external appearance of the block of flats and on the character of the area.
2. Due to the distance of the flats from the closest dwellings and the limited increase in the height of the building it is considered that the proposal will not have detrimental impact on the residential amenities of the occupiers of those dwellings.
3. Given the weathered appearance of the building, the application of the cladding over the ship-lapped concrete surfaces and the addition of the pitched roof will result in a significant improvement in the appearance of the building and consequently the visual appearance of the area.

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 will not have a detrimental impact on the amenities of neighbouring residents and will improve the appearance of the building and the visual amenities of the locality. As such, the proposal complies with Policies R/DP1 and R/DP7 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 the colour finish of the external insulation system shall be submitted to, and approved by, the Local Planning Authority before works to the external elevations of the building are commenced. The development shall thereafter be implemented in accordance with the approved details.

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

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

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

ITEM NUMBER: 08.
APPLICATION NUMBER: K14993/1
APPLICANT: Mr Elder
DATE REGISTERED: 06.09.2007

**INSTALLATION OF EXTERNAL INSULATION SYSTEM AND CONVERSION OF FLAT
ROOF TO PITCHED ROOF**
30-92 Hamble Road Gosport PO12 3RJ

The Site and the proposal

The site is located in the north-west corner of Hamble Road and is a four storey block of residential flats built during the late 1950's. The closest residential buildings to the site are to the west in Herbet Road and are more than 25 metres away

The proposal is to affix Alsecco external wall insulation to the south and north elevations of the building. This product adds approximately 150mm to the external walls and includes an anti-crack render finish. The proposal also includes conversion of the existing flat roof to a pitched roof. This will increase the overall height of the building by 2.5 metres.

Relevant Planning History

K.14993 - Regulation 3 Application - Erection of pitched roofs to existing flats - Approved - 16.10.1997

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

Consultations

Housing Services (Operational)

Agreed as per application

Response to Public Advertisement

Nil.

Principal Issues

1. There are two main issues to consider in this case, the impact on neighbouring properties and the effect of the proposal on the external appearance of the block of flats and on the character of the area.
2. Due to the distance of the flats from the closest dwellings and the limited increase in the height of the building it is considered that the proposal will not have detrimental impact on the residential amenities of the occupiers of those dwellings.
3. Given the weathered appearance of the building, the application of the cladding over the ship-lapped concrete surfaces and the addition of the pitched roof will result in a significant improvement in the appearance of the building and consequently the visual appearance of the area.

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 will not have a detrimental impact on the amenities of neighbouring residents and will improve the appearance of the building and the visual amenities of the locality. As such, the proposal complies with Policies R/DP1 and R/DP7 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 the colour finish of the external insulation system shall be submitted to, and approved by, the Local Planning Authority before works to the external elevations of the building are commenced. The development shall thereafter be implemented in accordance with the approved details.

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

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

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

ITEM NUMBER: 09.
APPLICATION NUMBER: K17401
APPLICANT: Mr & Mrs P Lewis
DATE REGISTERED: 10.07.2007

**CONVERSION OF INTEGRAL GARAGE AND RETENTION OF BOUNDARY FENCE
AND SHED (as amended by plan received 28.08.2007)**
40 Fitzroy Drive Lee-On-The-Solent Hampshire PO13 8LZ

The Site and the proposal

The application property is a detached two storey dwelling located on the eastern side of Fitzroy Drive. The property has been constructed from a red brick with a rendered front gable element and a grey tiled pitched roof. There is an integral garage on the southern side of the house and a tarmac area to the front of the dwelling providing enough space to park at least one car.

This application is for the conversion of the integral garage for use as a study and utility room. The existing garage door in the property's western elevation is to be removed and replaced with a single window. A new door is to be installed in the dwelling's original southern elevation to provide access to the new utility room.

The application is also for the retention of a section wooden fencing and a garden shed at the front of the dwelling. The fencing to be retained measures 1.8 metres in height and encloses the pitched roof wooden shed which stands at a height of 2.75 metres. The shed has been built on a concrete base and has a felt roof with a set of double doors in the northern elevation.

Relevant Planning History

Nil

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

Consultations

Traffic Management

No net loss in the level of car parking available at the site. Boundary fencing is unlikely to result in any further loss of visibility.

New dropped kerb should be discussed with Hampshire Highways.

No objection

Response to Public Advertisement

2 letters of objection

Issues raised:- Drainage and flooding problems;

Roof overhanging adjacent property;

Maintenance issues;

Increase in cars parking on the pavement;
Shed at the front contravenes the open plan design of the estate.

Principal Issues

1. Drainage, flooding and future maintenance problems are not material planning considerations. The parking of vehicles on the pavement is a matter that should be raised with the police. Steps have been taken to remedy the issue relating to the overhanging sections of shed and this is a technical matter that does not affect the principle issues to be considered when determining this application. The main issues in this case therefore, are the acceptability of the design of the integral garage conversion, shed and fencing and the impact they will have on the visual amenity of the area, the amenities of the adjoining neighbours and the traffic conditions of the locality.

2. The window replacing the garage door will match the property's existing windows and the front elevation is to be made good using matching render. The new window will not increase the propensity to overlook any of the neighbouring dwellings. As such, this proposal will not have a detrimental impact on the appearance of the property, the visual amenity of the locality or the amenities of the adjoining residents. As there is still parking at the front of the dwelling, the proposal will not have a detrimental impact on the traffic conditions in the locality and in light of the current provision for maximum car parking standards, the loss of parking spaces cannot be regarded as a reason for refusal.

3. The fencing to be retained matches the fencing along the western boundary of Number 25 Howard Close which was approved as part of the original Cherque Farm development. It does not therefore form an overly prominent feature in the streetscene and is not detrimental to the visual amenity of the locality. The shed is of limited height and is largely screened from public view by the fencing. It's siting is such that it appears as though it is located in the rear garden of the property to the south Number 25. This reduces its impact on the streetscene and helps to preserve the open plan feel of the estate.

4. Given the separation distance with the dwellings to the south, the shed and fencing will not have a detrimental impact on the amenities of any residence in terms of loss of light or outlook. There will be no additional loss of visibility for vehicles exiting the site and for these reasons I consider the both shed and fencing acceptable in this location.

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 proposed integral garage conversion and existing shed and fencing are acceptable in this location are of an appropriate design and are acceptable in terms of their impact on the amenities of neighbouring residents, the visual amenity of the area and the traffic conditions of the locality. As such, the development complies with Policies R/DP1, R/DP7 and R/T11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The integral garage conversion 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. 2. The front elevation of the dwelling shall be smooth rendered within six months from completion of the approved integral garage conversion.

Reason – In the interest of visual amenity, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.