

**Town Hall, High Street,  
Gosport, Hampshire  
PO12 1EB**

*Telephone:* (023) 9258 4242  
*Fax:* (023) 9254 5587  
*Please ask for:* Joe Martin  
*Direct line:* (023) 9254 5651  
*E-mail:* joe.martin@gosport.gov.uk

5 January 2007

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

**MEETING:** Regulatory Board  
**DATE:** Monday 15 January 2007  
**TIME:** 6.00pm  
**PLACE:** Council Chamber, Town Hall, Gosport  
**Democratic Services contact:** Joe Martin

**Please note date**

**BOROUGH SOLICITOR**

---

### **MEMBERS OF THE BOARD**

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

The Mayor (Councillor Mrs 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 bomb alert (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.**

**IMPORTANT NOTICE:**

- **The Summons, Agenda and accompanying Reports can be provided in large print, on tape, in Braille or in other languages on request**
- 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:** 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.

## AGENDA

RECOMMENDED  
MINUTE  
FORMAT

### PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE
2. ELECTION OF CHAIRMAN
3. ELECTION OF VICE-CHAIRMAN
4. 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.*

5. MINUTES OF THE MEETING OF THE BOARD HELD ON 12 DECEMBER 2006 [copy attached].
6. 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 Thursday 11 January 2007. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).*

7. 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 Thursday 11 January 2007).*

8. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.  
(grey sheets – pages 1 – 13/1)*

PART II  
Pat Aird  
Head of  
Development Control  
Contact Officer  
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 12 DECEMBER 2006**

The Mayor (Councillor Mrs Cully) (ex-officio), Councillors Allen (P), Carter (P), Chegwyn (P), Farr (P), Foster (P), Hicks, Smith (P), Taylor (P), Train (P) and Ward (P).

### **133 APOLOGIES**

Apologies for inability to attend the meeting were received from the Mayor (Councillor Mrs Cully) and Councillor Hicks.

### **134 ELECTION OF CHAIRMAN**

RESOLVED: That Councillor Taylor be appointed Chairman for the duration of this meeting.

### **135 ELECTION OF VICE CHAIRMAN**

RESOLVED: That Councillor Smith be appointed Vice-Chairman for the duration of this meeting.

### **136 DECLARATIONS OF INTEREST**

Councillor Allen declared personal and prejudicial interests in,

- Item 2 (K7022/13 – Gosport War Memorial Hospital), and
- Item 3 (K10583/3 - Redclyffe House, 63 The Avenue)

Councillor Smith declared a personal interest in,

- Item 3 (K10583/3) – Redclyffe House, 63 The Avenue

### **137 MINUTES**

RESOLVED: That the Minutes of the Regulatory Board meeting held on 7 November 2006 be approved and signed by the Chairman as a true and correct record.

### **138 DEPUTATIONS**

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

- Item 1 - K17251 – 7 Gladstone Road, Gosport
- Item 2 - K7022/13 – Gosport War Memorial Hospital, Bury Road, Gosport
- Item 3 - K10583/3 – Redclyffe House, 63 The Avenue, Gosport

### **139 PUBLIC QUESTIONS**

No public questions had been received.

## PART II

### 140 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:

**141 K17251 – DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NO. 2 BEDROOM FLATS AND 1 NO. 3 BEDROOM SEMI-DETACHED DWELLING HOUSE (as amplified by letter dated 10.10.06)  
7 Gladstone Road Gosport Hampshire PO12 4SU**

Members were informed that a site visit had taken place that afternoon to observe on-street parking and traffic movement in the locality, and also visited the rear of the property to assess the impact on the adjoining properties in terms of light and outlook. The site visit had been attended by Councillors Carter, Chegwyn, Farr, Foster, Smith and Taylor.

David Newell (David Newell Consultancy Ltd) addressed the Board as the agent in support of the application and referred Members to the *principle issues* section of the report. Mr Newell felt that the report affirmed his belief that any planning concerns had been satisfied by the applicant. The road, he stated, was wide enough to support on-street parking and an advantageous precedent would be set by the provision of off-street parking for 4 cars.

Some Members considered that there would be loss of light for nearby residents and an impact on amenities. It was moved that the application should be refused on grounds of there being a significant loss of amenity in the road, which would be contrary to Policy R/DP1 (iv) of the Gosport Borough Local Plan Review; and also due the impact on the amenities of neighbouring properties, which would be contrary to Policy R/DP7 (ii). A vote was taken and the proposal was lost.

RESOLVED: That planning application K17251 – 7 Gladstone Road Gosport be approved subject to a Section 106 agreement relating to 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 this location. It is of an appropriate design and will not have any detrimental impact on the character or visual amenities of the area, adjoining and prospective residents or highway safety. As such the proposal complies with Policies R/DP1, R/H4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**142 K7022/13 - STATIONING OF A PORTACABIN (CONSERVATION AREA)(as amplified by e mails received 14.10.06 and 22.11.06 and amended by application forms received 9.11.06)  
Gosport War Memorial Hospital Bury Road Gosport Hampshire**

**Note: Councillor Allen declared a personal and prejudicial interest in this item, left the room and took no part in any discussion or voting thereon.**

Inger Hebden, Director of Strategic Development at the East Hampshire Primary Care Trust, spoke in favour of the proposal and explained that the portacabin was required to keep Medical Secretaries close to outpatients whilst remodelling and re-engineering work was carried out on the interior of the hospital. She believed that the work would be finished within 2 years and that, because some services were moving off-site, the loss of 2 parking spaces would have little impact. The distance between the rear of the site and Outpatients was said to be too great for staff to travel between patients and medical records efficiently.

Councillor Jacobs, representing the neighbouring Privett Ward, presented his objections to the Board. He began by circulating a photograph which captured the laying of the foundation stone at the front of the site in 1921. He was concerned that the portacabin would look out of keeping in a conservation area and believed that, as custodians of this historical site, Members should not allow a temporary building to be sited in front of the Hospital.

Some Members felt that enough space could be found elsewhere on the site to accommodate the portacabin in a position which would not impact on the outlook of the building. It was moved that the application should be refused due to the negative impact on the historical character and appearance of the conservation area, which would be contrary to Policy R/BH1 (i) of the Gosport Borough Local Plan Review. A vote was taken, the result of which was that planning permission should be refused.

**RESOLVED:** That planning application K7022/13 – Gosport War Memorial Hospital Bury Road Gosport be refused for the following reason.

- i. That having regard to the prominent location and design of the temporary building the proposal will neither preserve nor enhance the character and appearance of the conservation area and as such is contrary to Policy R/BH1 of the Gosport Borough Local Plan Review.

**143 K10583/3 – TEMPORARY CHANGE OF USE TO DOCTORS SURGERY  
Redclyffe House 63 The Avenue Gosport Hampshire PO12 2JX**

**Note: Councillor Allen declared a personal and prejudicial interest in this item, left the room and took no part in any discussion or voting thereon. Councillor Smith declared a personal interest in this item, remained in the room and took a full part in discussion and voting thereon.**

It was noted that any reference to Avenue Road in the report should have read The Avenue. Members were informed that the Gosport Society had responded by stating that

they had no objection. The agent (Studio 4 Architects Ltd) had submitted a letter in which they explained how car parking would be managed at the doctor's surgery by taking into account the number of cars that would be in the car park at one time and the movement and travelling habits of staff and patients. A further letter of objection had been submitted in which concern was raised over traffic conditions in the locality and the consequences of an increase in traffic on the nearby school and church.

Inger Hebden, Director of Strategic Development at the East Hampshire Primary Care Trust, spoke in favour of the proposal and explained that Redclyffe house was in an ideal location at which to decant services from Gosport War Health Centre whilst new premises were being constructed.

Some Members did not feel that objections on traffic and parking were sustainable and believed that any increase in people attending the site would not have a significant impact on parking amenities.

RESOLVED: That planning application K10583/3 – Redclyffe House 63 The Avenue Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the reason listed below.

- i That having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the use for a temporary period is acceptable in this location whilst works are being undertaken to improve facilities at the War Memorial Hospital and Gosport Health Centre and will not have a significant impact on the amenity of the area or sustainability in the long term. The provision to be made for car and cycle parking complies with the Hampshire Parking Standards. The works to facilitate the use will not impact on the architectural or historical integrity of the building, As such the proposal complies with Policies R/CF1, R/CF2, R/T2, R/T11, R/BH5 and R/DP1 of the Gosport Borough Local Plan Review.

**144 K15650/13 - ERECTION OF BUILDING FOR CHILDRENS PLAYZONE (CLASS D2) WITH ASSOCIATED PARKING (FRATER GATE - SITE A) (as amended by letter dated 17.11.06 and plan received 20.11.06)**  
**Land At Frater Gate Aerodrome Road Gosport Hampshire**

Members were encouraged to see the creation of 25 jobs as a result of the proposal.

RESOLVED: That planning application K15650/13 – Land At Frater Gate Aerodrome Road 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 is acceptable in this location in land use terms and will not be harmful to the economic vitality and viability of Frater Gate and the Borough of Gosport and is also acceptable in terms of siting and design in this location. As such the development complies with Policies R/DP1, R/EMP1, R/EMP3, R/CF8, R/S2, R/T3, R/T11 and R/ENV9 of the Gosport Borough Local Plan Review.

**145 K8493/25 - INSTALLATION OF 2no. 300mm DIAMETER TRANSMISSION DISHES ALONGSIDE EXISTING TELECOMS EQUIPMENT AND APPARATUS (CONSERVATION AREA) (AMENDED SCHEME)  
Town Hall High Street Gosport Hampshire PO12 1EB**

Officers clarified that the micro dish was part of a network used for communications across the Borough and did not receive a direct signal from satellites.

RESOLVED: That planning application K8493/25 – Town Hall High Street 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 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. It is of an appropriate design, does not have any detrimental impact on this Listed Building or its setting or the amenities of neighbouring residents and will enhance the character and appearance of the Conservation Area. As such the development complies with Policies R/DP1, R/DP7, R/BH1, R/BH3 and R/ENV10 of the Gosport Borough Local Plan Review.

**146 K5744/16 - RETENTION OF SINGLE STOREY REAR EXTENSION, EXTERNAL STAIRCASE AND 2NO CONDENSER UNITS (AMENDMENTS TO CONSENT K5744/13) AND FURTHER WORKS FOR THE INSTALLATION OF A DOOR IN THE REAR ELEVATION OF THE MAIN BUILDING AND ERECTION OF BOUNDARY GATES (LISTED BUILDING IN CONSERVATION AREA)  
24 Crescent Road Gosport Hampshire PO12 2DH**

Members were informed that this application had been withdrawn.

**147 K5744/17 - LISTED BUILDING APPLICATION - RETENTION OF SINGLE STOREY REAR EXTENSION, EXTERNAL STAIRCASE AND 2NO, CONDENSER UNITS (AMENDMENTS TO L.B. CONSENT K5744/14) AND FURTHER WORKS FOR THE INSTALLATION OF A DOOR IN THE REAR ELEVATION OF THE MAIN BUILDING AND ERECTION OF BOUNDARY GATES (CONSERVATION AREA)  
24 Crescent Road Gosport Hampshire PO12 2DH**

Members were informed that this application had been withdrawn.

**148 K11209/1 - CHANGE OF USE FROM DWELLING TO OFFICES (CLASS B1a) AND PROVISION OF CYCLE STORAGE FACILITES  
4 White Hart Road Gosport Hampshire PO12 2JE**

RESOLVED: That planning application K11209/1 – 4 White Hart Road Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:



- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is of an appropriate design with adequate parking provision and will not have any detrimental impact on the street scene or the amenities of adjoining residents. As such it complies with Policies R/DP1, R/DP7 and R/T11 of the Gosport Borough Local Plan Review.

**149 K11598/5 - ERECTION OF SINGLE STOREY REAR EXTENSION, ACCESS RAMP AND FLOOD BOARDS**  
**GAFIRS Stokes Bay Road Gosport Hampshire**

Members expressed their support for the proposal and for the work of the Gosport and Fareham Inshore Rescue Service.

RESOLVED: That planning application K11598/5 – GAFIRS Stokes Bay Road Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reasons.

- 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 this location. It is of an appropriate design and will not have any detrimental impact on the character or visual amenities of the area, existing parking provision or access to the adjoining slipway. It has given appropriate consideration to the risk of flooding in the site layout. As such the proposal complies with Policies R/DP1, R/DP7, R/OS1, R/CH1, R/CH6 and R/ENV1 of the Gosport Borough Local Plan Review.

**150 K17274 - LAYING OF NEW REPLACEMENT FOOTPATH, INCLUDING STEPS AND HANDRAILS; ERECTION OF FENCING AND GATES TO CLOSE OFF EXISTING FOOTPATH AND INSTALLATION OF REMOVEABLE BOLLARDS (CONSERVATION AREA)**  
**Priddy's Hard Gosport Hampshire**

Members and Ward Councillors expressed their full support for the proposal.

RESOLVED: That planning application K17274 – Priddy's Hard Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It will preserve the appearance of the conservation area and the integrity of the Scheduled Ancient Monument and will not have a detrimental impact on nature conservation interests. As such it complies with Policies R/BH1, R/BH8 and R/OS11 of the Gosport Borough Local Plan Review.

## **151 EXCLUSION OF PUBLIC**

RESOLVED: That in relation to the following item the public be excluded from the meeting as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item there would be disclosure to them of exempt information within Paragraph 6 of Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons set out in the report.

## **152 FORTHCOMING PLANNING INQUIRY**

**Note: Councillors Allen, Smith and Ward declared personal and prejudicial interests in this item, left the room and took no part in any discussion or voting thereon.**

By reason of special circumstances, the Chairman determined that this item be considered at this meeting notwithstanding the fact that the item had not been available for public inspection in accordance with the provisions of Section 100B(4)(a) of the Local Government (Access to Information) Act 1985. The special circumstance was created by the urgent need for Members to consider legal advice in relation to a forthcoming planning inquiry.

The Borough Solicitor advised Members of the Counsel's advice in relation to the forthcoming planning inquiry.

RESOLVED: That the advice of Counsel be noted.

The meeting commenced at 6.00pm and concluded at 7.20pm

CHAIRMAN

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

**15th January 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	K2576/3	40 High Street Lee-On-The-Solent Hampshire PO13 9BZ	Grant Permission
02.	7-9	K17106/1	Unit 4 Oaklands Office Park Aerodrome Road Gosport Hampshire PO13 0GY	Grant Permission
03.	10-13	K11600/4	40 Crescent Road Gosport Hampshire PO12 2DN	Grant Permission

**ITEM NUMBER: 01.**  
**APPLICATION NUMBER: K2576/3**  
**APPLICANT: Fairplay Management Ltd**  
**DATE REGISTERED: 13.12.2006**

**DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2.5 STOREY BUILDING  
COMPRISING 3NO. 2 BED AND 2NO. 3 BED FLATS WITH ASSOCIATED PARKING,  
CYCLE AND REFUSE FACILITIES.**

**40 High Street Lee-On-The-Solent Hampshire PO13 9BZ**

***The Site and the proposal***

The application site is located on the north-east side of High Street on the south-west side of the junction with Russell Road. There is a service road at the rear. The plot is 36 x 15 metres in size and currently accommodates a single detached 2 storey house. This house is constructed of red brick under a tiled hipped roof and has a 2 storey projecting element at the front. There is a 1.2 metre high brick wall on High Street frontage and a masonry wall with a close boarded fence to a height of 1.8 metres on the Russell Road frontage in which there are a pair of close boarded double gates leading to a flat roof garage attached to the rear of the house. This masonry wall and fence continues along the rear boundary to a height of 2 metres adjacent to the service road.

The High Street is fronted on both sides by a mixture of semi-detached and detached houses extending across almost the whole frontage, with the exception of the property on the other side of Russell Road, a semi with a 12 metre wide side garden. A number of single dwellings in High Street have been granted consent for conversions to flats. In the immediate vicinity are the flatted developments Hometide House, Robinson Court and Homeryde House. The house next to the application site, no 38 High Street, is a detached property on a narrower plot than no. 40. It extends 4 metres out beyond the rear elevation of no 40 and right up to the shared boundary where there is a 1.8 metre high close boarded wooden fence. There are no windows in the north-west elevation of no.38. It is built brick at ground floor and rendered above with a hipped roof. It has a double bay, as does no 34.

The application is for the demolition of the existing house and a replacement 2.5 storey building to accommodate 2 three bed and 3 two bed flats. It will have a double bay frontage, each bay having a gable, with a bay on the side elevation fronting Russell Road. The main entrance will also be on that side. The building will be 1 metre higher to the ridge than the existing house and just over 2 metres wider with most of the increase on the Russell Road side. There will be a 1 metre gap between the south-east elevation of the new building and the flank wall of no. 38 along most of its length apart from a small single storey porch which extends to the boundary line at the front of the building. The front garden is to be landscaped with bin storage space and a single parking space to serve Flat 1. There are a further 4 parking spaces at the rear accessed from Russell Road to serve the remaining 4 flats. Within this rear parking area there are to be covered bin storage for these 4 flats and cycle stores and visitor cycle stands for all the flats.

***Relevant Planning History***

K2576 Erection of house permitted 29.03.57

K2576/1 siting of caravan for residential use refused 19.06.73

K2576/2 demolition of existing dwelling and erection of 2.5 storey building comprising 3no 2 bed and 2no 2 bed flats with associated parking, cycle and refuse facilities withdrawn 7.12.06

***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

RDP1

General Standards of Development within the Urban Area

RH4

Housing Densities  
ROS8  
Recreational Space for New Residential Developments  
RT11  
Access and Parking

### ***Consultations***

Traffic Management	No objection
Streetscene (Waste & Cleansing)	adequate provision for domestic waste storage
Building Control	Fire service access satisfactory

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

No response to current application but 5 letters of objection to withdrawn application when issues raised were: too many single dwellings being demolished and replaced with 3 storey blocks of flats ruining appearance of the town; adverse impact on character of area; need for policies to retain character of area before it is too late as it is with Marine Parade; overlooking and loss of privacy, particularly from balconies; too close to adjoining property; inadequate parking provision will lead to more on-street parking; concern over location of site notice; more noise, dust and dirt; too many building sites; increase in council tax income; damage to adjoining property; interruption to water supply.

### ***Principal Issues***

1. The site is located within the Urban Area Boundary therefore the principle of residential development is acceptable. The density of the proposal at 94 dwellings per hectare complies with Policy R/DP4 which allows for higher densities in locations such as this on the edge of Lee on the Solent District Shopping Centre. Moreover flatted development is a characteristic of the area. Parking provision complies with maximum standards and there are no objections on highway safety grounds. Potential damage to adjoining properties or the possible interruption to the water supply are not planning issues, and problems with noise, dirt and dust during construction can be dealt with under other legislation. The main issues are therefore the impact on the street scene and residential amenity and the provision to be made for cycle parking, refuse storage and open space.
2. The proposal fits in well with its context. It follows the rhythm and scale of development in the area, the building is set back in line with the majority of dwellings in the immediate vicinity and the scheme includes boundary treatment and landscaping that contribute to the overall design. The external appearance follows an appropriately traditional form on this prominent corner site. As such there will be no adverse impact on the street scene.
3. There are no windows in the side elevation of no. 38, and the building will project only 1 metre beyond the rear elevation of that property. Due to the orientation this will have no significant affect on light or outlook. As a result of the projection of the proposed building beyond the rear elevation of no.38 and the position of the bays at the rear there is no conflict with the windows on the rear elevation of either no.38 or the bungalow fronting Russell Road on the other side of the service road, and the gardens of both dwellings will not be overlooked to any greater degree than they are by the windows on the rear of the existing house or the house to the south-east.
4. Adequate provision has been made for the storage of cycles and of refuse and the developer has 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 would be unacceptable and contrary to Policy R/OS8 of Gosport Borough Local Plan Review.

**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 development as proposed is acceptable in this location and will not adversely impact on the character and appearance of the area, the amenities of adjoining occupiers or highway safety. Appropriate provision has been made for parking of vehicles, cycle storage, refuse storage and open space. As such the proposal complies with Policies R/DP1, R/DP4, 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. 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.

3. 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.

4. 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.

5. 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 development is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

6. No development above slab level shall take place until full details of the hard and soft landscaping works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved.

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

7. The approved landscaping scheme shall be completed before the development is first occupied 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.



**ITEM NUMBER: 02.**  
**APPLICATION NUMBER: K17106/1**  
**APPLICANT: Strand Harbour Developments Ltd**  
**DATE REGISTERED: 05.12.2006**

**CHANGE OF USE FROM OFFICE (CLASS B1) TO DENTAL SURGERY (CLASS D1)**  
**Unit 4 Oaklands Office Park Aerodrome Road Gosport Hampshire PO13 0GY**

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

The site forms a part of the 5.02 hectares (12.4 acres) of land at Frater Gate released by the Ministry of Defence and first acquired by the South East England Development Agency (SEEDA). Oaklands Office Park was developed on Plot C3 and takes the form of two detached office buildings fronting Aerodrome Road, each comprising 8 individual office suites. The application site is one of the 8 office units within the northern building (Block A). The southern building (Block B) has already been granted permission to convert to a fitness centre and creche.

In May 2006 planning permission was granted to change Block A into a mixed use (Class B1/D1) for occupation by Hampshire Partnership NHS Trust to provide an administrative and clinical centre, consolidating existing medical service facilities dispersed through Gosport and Fareham. The approved centre would have included a medical services unit occupying a floor area of approximately 231 sq.metres of a total 924 sq.metres. The NHS Trust no longer intends to implement that planning permission.

The proposal is to change the use of one of ground floor office suites (106 sq.metres floor area) into a dental surgery, with the other suites remaining within the office use as originally approved. There is no proposed change to the level of car parking and cycle storage provided for the office development.

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

K.15650/2 - Outline Consent for mixed employment uses B1, B2 and B8 - Granted 23.07.03  
K.15650/8 - Details pursuant to K15650/2 - Approved 18.12.06  
K.15650/10 - Details pursuant to K15650/2 - Approved 26.05.04  
K.16909/1 - Change of use from offices to fitness centre and creche - Granted 14.10.05  
K.17106 - Change of use from offices to mixed use Class B1/D1 - Granted 25.05.06

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

- RDP1
- General Standards of Development within the Urban Area
- REMP1
- Allocation of Land for Employment
- REMP3
- Protection of Existing Employment Sites from Inappropriate Development
- REMP7
- Low Employment Generating Uses
- RCF1
- New or Improved Community Health Facilities
- RT2
- New Development
- RT11
- Access and Parking

## **Consultations**

Traffic Management	No highway safety grounds for refusal
Economic Prosperity	Creation of 7 jobs is acceptable level of employment for the floor area of unit - no objection

## **Response to Public Advertisement**

Nil

## **Principal Issues**

1. The principle of a mixed employment use of the land at Frater Gate was determined in the grant of outline planning permission (K.15650/2) and the balance of uses within Class B1, B2 and B8 is controlled by a condition of that permission. The main issue raised within the current application is the appropriateness of the proposed use on this defined employment site.
2. The Frater Gate Development Brief sought to promote the sustainable use of this land for employment uses, which were defined as being within Class B1, B2 and possibly some B8 uses. A key aim of this plan was to generate additional jobs for Gosport residents, thereby reducing the need for residents to commute out of the Borough. Policy R/EMP1 also seeks to reinforce this aim by identifying the released lands at Frater Gate as a defined employment site within the Gosport Borough Local Plan Review.
3. Although a dental practice is not considered as a traditional employment generating use, Policies R/EMP1 and R/EMP3 of the Local Plan Review do not specify employment uses or restrict them to the industrial use classes B1, B2 and B8. The proposed surgery, employing 7 persons, represents a job density equivalent to that expected from an office use and will provide benefit to the vitality of the area as a business park. Whilst the original outline consent allows for up to 40% of the total floor space of this development as a whole to be occupied by uses other than B1 and B2, it is proposed to protect this position in allowing a Class D1 use by imposing a planning condition to restrict the permission to a dental surgery only, thereby preventing the premises being used for other uses with Use Class D1. On this basis the proposal complies with the Policies in the Development Plan relating to employment generating sites and meets with the original aspirations for the development.
4. From a health service provision perspective, the proposal is to be welcomed. Policy R/CF1 requires that this type of facility is in an appropriate location for the users of the service. The provision of an additional dental surgery within the northern area of the Borough, within an accessible location adjacent to the A32, is welcomed as being in the best interest of the health and wellbeing of local residents.

## **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 is acceptable in this location in land use terms and will not be harmful to the economic vitality and viability of Frater Gate and the Borough of Gosport. As such the development complies with Policies R/DP1, R/EMP1, R/EMP3, R/EMP7, R/T2, RT11 and R/CF1 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. The premises shall be used as a dental surgery only and for no other purpose (including any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes Order) 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To control the use of the site in the interests of enhancing the Frater Gate employment area and to maximise the use of the premises for employment use to comply with Policies R/EMP1, R/EMP3 and R/EMP7 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 03.**  
**APPLICATION NUMBER: K11600/4**  
**APPLICANT: Mr And Mrs J Fairhall**  
**DATE REGISTERED: 17.11.2006**

**ERECTION OF TWO STOREY REAR EXTENSION INCLUDING FIRST FLOOR BALCONY, ROOF TO FORM PORCH ON SIDE AND DETACHED GARAGE TO FRONT (CONSERVATION AREA) (as amplified by email dated 7.12.06 and amended by plans received 19.12.06)**

**40 Crescent Road Gosport Hampshire PO12 2DN**

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

The application site is located on the southern side of Crescent Road to the west of Bramley Gardens within the Anglesey Conservation Area. The property is a detached three bedroom house constructed approximately 20 years ago in red brick under a barn hipped plain tiled roof with brown wood grain effect upvc windows. It has a single storey element towards the rear on the west side elevation and a first floor timber balcony serving the rear bedroom. The property is set back 10 metres from Crescent Road and accessed via a private gravel surfaced driveway that also serves 41 which is a property of similar age located approximately 27 metres to the rear of the application property. There is a gravel surfaced parking area located behind the 800mm high brick wall at the front of the property and a 25 metre deep rear garden bounded by a 2 metre high brick wall adjacent to the private driveway. To the west of the property is Admiralty Cottage and its side garden and to the east a pedestrian rear access serving the rear gardens to two storey houses fronting Bramley Gardens. These four houses all have small balconies at the rear overlooking the application site. These properties are screened from the application site to an extent by boundary fences and a 3.5 metre high hedge.

It is proposed to remove an existing chimney stack located in the centre of the rear elevation to the property and erect a 4.7 metre deep two storey rear extension with a 600mm deep replacement timber balcony at first floor level. The balcony is to have a 1.8 metre high solid timber screen at its eastern end. A new chimney stack is to be provided on the east side elevation to the extension. There will be a high level obscure glazed window to an en-suite at first floor level in the west elevation and two new obscure glazed windows at ground and first floor level to a utility room and en-suite in the existing east side elevation. The extension is to be constructed in matching brick and tile, the roof design having a matching barn hipped end. On the east elevation the existing front door is to be repositioned into the single storey element and a new open tiled porch roof erected supported by timber posts. The tiles to be used will match those on the rest of the house.

At the front of the dwelling set back 600mm from the front boundary wall and 1 metre from the bay hedge along the eastern boundary it is proposed to erect a detached garage 5.8 metres deep and 4.8 metres wide. It is to be constructed with a matching brick plinth with horizontal stained timber boarding above under a matching barn hip tiled roof. The double doors at the front are to be timber and a personal door and window are to be located in the southern side elevation facing back towards the house. A further parking space will be retained between the garage and house.

The submitted plans also indicate that a pine tree located in the rear garden is to be removed and that the existing single gate located in the west side rear garden boundary wall is to be widened to 1.8 metres incorporating double inward opening timber gates.

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

K.11600/1 - erection of two storey detached dwelling and garage approved 25 June 1984.

K.11600/3 - use of attached garage for living accommodation (deletion of condition 7 to K.11600/1) approved 19 March 1996.

K11600/5 - notification to lop back branches to bay trees and cut down pine tree received 21 November 2006. Following an inspection of the trees and consideration of their health, life expectancy and amenity value it was decided not to make a Tree Preservation Order in this case on the 21 December 2006.

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

RDP1

General Standards of Development within the Urban Area

RDP7

Additions, Extensions and Alterations

RBH1

Development in Conservation Areas

RT11

Access and Parking

### ***Consultations***

Traffic Management	no objection
--------------------	--------------

The Gosport Society	no objection
---------------------	--------------

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

6 letters of objection

Issues raised: loss of pine tree; impact of garage on the drainage serving 42 Crescent Road; possible obstruction of the private driveway serving 41 Crescent Road; single gate in side boundary wall if widened should be reinstated to prevent vehicular access once construction works complete; garage in this location is out of keeping with the Conservation Area; overlooking from the proposed balcony of the gardens serving 41 Crescent Road and 1-4 Bramley Gardens; parking problems in the area during building works; extension will result in an overbearing overdevelopment of the site; noise and disturbance during the building process; loss of light; impact on views; impact on property value; likely parking/turning difficulties.

### ***Principal Issues***

1. The pine tree has been inspected and it was not considered appropriate to make a Tree Preservation Order, it is not directly affected by the proposed development and as such is not a material consideration in the determination of this particular application. The proposed widening of the single gate located in the side garden boundary wall is permitted development and not a material consideration in determining the application. Any possible obstruction of the private driveway serving 41 Crescent Road is a private legal matter between the parties involved however should the public highway be obstructed during building works this would be a matter for the Police to resolve. The impact of the development on the drainage system is a matter that will be dealt with under the Building Regulations. It is inevitable during such building works there will be some noise and dust however should this become of a level to be a statutory nuisance action can be taken under the Environmental Protection Act. The possible impact on views and property values are not material considerations for the Local Planning Authority. Therefore the main issues in this case are the acceptability of the design of the extensions and garage, the impact on the character and appearance of the Conservation Area and street scene, the amenities of adjoining residents and highway safety.

2. The extensions are acceptable in terms of their location within the plot, the rear extension having a compatible barn hipped roof form and openings of similar proportions to the existing windows and patio doors. The replacement balcony and chimney stack will also maintain the character of the

original dwelling in design terms. The open tiled side porch has a subservient and compatible pitch to its roof. The extensions are acceptable in terms of their design and by conditioning the materials to be used it is possible to control the external appearance of the dwelling to ensure its appropriateness. The properties in the immediate area are of different designs. The garage has been designed in a traditional manner and is to be constructed in a complementary design to the dwelling utilizing matching materials with timber detailing. Given its location relative to adjoining landscaping and the position of 42 Crescent Road it will not be over prominent or detrimental to the street scene. The design of the development is acceptable and will preserve the character and appearance of the Conservation Area.

3. Given the location and scale of the extensions and adjoining boundary treatment and the orientation of the properties there will be no significant loss of light to neighbouring properties. The rear extension is to contain no windows at first floor level in the east side elevation therefore there will be no detrimental impact in terms of loss of privacy to the adjoining residents in Bramley Gardens. Furthermore, the replacement balcony is to be fitted with a solid timber screen at its eastern end which will be an improvement on the existing situation. The imposition of conditions to ensure no windows are installed in the first floor east side elevation of the extension and the timber screen is retained will further protect the privacy of occupiers of properties located in Bramley Gardens and prevent overlooking. 41 Crescent Road will still be approximately 25 metres away from the rear extension. This is in excess of the 21 metres recommended separation distance between the properties. Similarly the 15 metres between the rear elevation of 1 Bramley Gardens and the extension exceeds the recommended 12.5 metres separation. As such the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of adjoining residents.

4. The garage is of appropriate dimensions for the storage of a car as well as providing additional space for the storage of bicycles. There is also space for further parking in front of the garage and to the southern side of it. The set back location of the garage is such that it will not have a detrimental effect on visibility for vehicles exiting the driveway. The proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review and will not be detrimental to highway safety.

### **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. It is of an appropriate design, will preserve the character and appearance of the Conservation Area and will not have any detrimental impact on the street scene, amenities of adjoining residents or highway safety. As such the proposal complies with Policies R/DP1, R/DP7, R/BH1 and R/T11 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. The materials to be used shall match in type, colour and texture, those on the existing dwelling unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

3. A sample of the colour to be used for the staining of the timber boarding to the garage shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure the external appearance of the garage is satisfactory, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

4. The solid timber side screen to the balcony shall be installed before the balcony is first brought into use and thereafter retained.

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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no windows shall be constructed in the east side elevation of the two storey rear extension at first floor level hereby permitted.

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.