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Monday, 7 April 2008

S U M M O N S

MEETING: Regulatory Board
DATE: 15 April 2008
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Catherine McDonald

Please Note: Site visits have been arranged on the morning of the meeting as follows:

10.00 am 7 Esmond Close, Lee-on-the-Solent

10.30 am 28 Privett Road, Gosport

BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Davis (Chairman)
Councillor Train (Vice Chairman)

Councillor Allen
Councillor Carter
Councillor Carr
Councillor Farr

Councillor Foster
Councillor Hicks
Councillor Taylor
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 (single continuous sound) being activated, please leave the room immediately.

Proceed downstairs by way of the main stairs or as directed by GBC staff, following 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

Recommended
Minute Format

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

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

3. MINUTES OF THE MEETING OF THE BOARD HELD ON
11 MARCH 2008 [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, 11 April 2008. 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, 11 April 2008).

6. HISTORIC BUILDINGS GRANT OFFER

To request the approval of the Board to offer an historic buildings grant towards the reinstatement of historic railings to numbers 6a to 22 Crescent Road.

PART II
Contact Officer:
Rob Harper
Ext 5456

7. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 – 42/1)*

PART II
Contact Officer:
Pat Aird
Ext 5328

8. ANY OTHER ITEMS

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

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 11 MARCH 2008**

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

168 APOLOGIES

Apologies for inability to attend the meeting were received on behalf of the Mayor and Councillors Cully and Foster.

169 DECLARATIONS OF INTEREST

- Councillor Taylor declared a Personal and Prejudicial interest in items 6/02 and 6/03 (The Slaughterhouse, Royal Clarence Yard, Weevil Lane, Gosport)

170 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 12 February 2008 be approved and signed by the Chairman as a true and correct record.

171 DEPUTATIONS

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

- Item 6/04 – K47/2 – Land to the Rear of 37 Carnarvon Road
- Item 6/05 – K1520/5 – Land to the rear of 63 Western Way
- Item 6/06 – K15058/4 – 28 Privett Road
- Item 6/09 – K17497 – 7 Esmond Close, Lee-on-the-Solent
- Item 6/10 – K8831/22 – Anglesey Lodge, Anglesey Road

172 PUBLIC QUESTIONS

No public questions had been received.

PART II

173 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:

- 174 K17147/1 - OUTLINE APPLICATION - PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 4no. TWO BEDROOMED AND 2no. THREE BEDROOMED RESIDENTIAL UNITS WITH CAR PARKING AND ALTERATIONS TO EXISTING VEHICLE ACCESSES (as amended by letter dated 27.02.08 and plans and revised Design and Access Statement received 28.2.08)
14 & 15 Dock Road Gosport Hampshire PO12 1SJ**

This application was withdrawn.

- 175 K16150/5 - MINOR EXTERNAL ALTERATIONS AND ADDITIONS AND CHANGE OF USE TO RESTAURANT/CAFE (CLASS A3) OR DRINKING ESTABLISHMENT (CLASS A4) (LISTED BUILDING) (CONSERVATION AREA)(as amended by plans received 12.02.08)
The Slaughterhouse Royal Clarence Yard Weevil Lane Gosport Hampshire**

Note: Councillor Taylor declared a Personal and Prejudicial interest in this item, left the room and took no further part in the discussion or voting thereon.

RESOLVED: That planning application K16150/5 – The Slaughterhouse, 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 development as proposed is acceptable in principle in this location and will not have a significant impact on residential amenity, traffic conditions in the locality and existing parking provision or highway safety or affect nature conservation interests. Measures have been undertaken to provide access to the coast, address the risk of contamination and flooding and mitigate against any archaeological implications as part of the overall development. The alterations are sympathetic to the architectural and historical integrity of the Listed Building and the proposal as a whole will preserve and enhance the Conservation Area by bringing this Grade II Listed Building back into use. As such the development complies with Policies R/CF9, R/BH1, R/BH3, R/BH8, R/CH1, R/CH2, R/OS10, R/OS11, R/OS13, R/OS14, R/DP1, R/DP4, R/T2, R/T4, R/T10, R/T11, R/ENV1, R/ENV5 and R/ENV14 of the Gosport Borough Local Plan Review

- 176 K16150/6 – LISTED BUILDING APPLICATION - EXTERNAL AND INTERNAL ALTERATIONS TO FACILITATE CHANGE OF USE TO RESTAURANT/CAFE (CLASS A3) OR DRINKING ESTABLISHMENT (CLASS A4) (LISTED BUILDING) (CONSERVATION AREA)**
The Slaughterhouse Royal Clarence Yard Weevil Lane Gosport Hampshire

Note: Councillor Taylor declared a Personal and Prejudicial interest in this item, left the room and took no further part in the discussion or voting thereon.

RESOLVED: That planning application K16150/6 – The Slaughterhouse, 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 alterations are sympathetic to the architectural and historical integrity of the Listed Building and the proposal as a whole will bring this Grade II Listed Building back into use. As such the development complies with Policy R/BH3 of the Gosport Borough Local Plan Review

- 177 K47/2 – DEMOLITION OF DETACHED GARAGE AND ERECTION OF 1no. TWO BEDROOMED CHALET BUNGALOW WITH ASSOCIATED PARKING AND AMENITY SPACE**
Land To Rear Of 37 Carnarvon Road Gosport PO13 3QP

Members were informed that three letters of objection had been received in which the following issues were raised: the scale of the proposed development; over development and high density of the area; impact on the character of the area; loss of light; adverse impact on highway safety; loss of car parking spaces for residents, and the disruption that would be caused during construction. Members were further advised that with regard to the required outdoor playing space and transport infrastructure contributions, a unilateral agreement had been received from the applicant but this had not been satisfactorily completed and therefore reason 3 for refusal remained relevant.

Mr Tutton, planning agent, was invited to address the Board in support of the application. Mr Tutton believed the site to be highly accessible with good transport links and he felt that the development would contribute towards a good mix of dwelling sizes and types in the area. With regard to the required financial contribution for the provision of outdoor playing space and transport and highways improvements, Mr Tutton advised Members that a completed unilateral agreement had been submitted.

Members were informed that the submitted unilateral agreement did not meet the requirements of Policy R/OS8 and that the Head of Traffic Management had advised that the car parking spaces were not deep enough, at 4.7m in length, and that cars could possibly overhang onto the highway.

RESOLVED: That planning application K47/2 – Land to rear of 37 Carnarvon Road, Gosport be refused for the following reasons:

- i. The proposed development by reason of its siting and the constrained nature of the site would result in an undesirable form of development out of keeping with the established pattern of development which would have a detrimental impact on the character and appearance of the area. As such, it is contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
- ii. The proposed car parking spaces are not of sufficient length to ensure vehicles are able to park without overhanging the adjacent public highway and no provision is made within the proposed development for secure long term and visitor cycle parking facilities or for the storage of refuse bins. It is therefore contrary to Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.
- iii. The application does not provide the required outdoor playing space provision or contribution for transport and highway improvements, nor the payment of a commuted sum in lieu of the provision, contrary to Policies R/OS8 and R/T4 of the Gosport Borough Local Plan Review.

178 K1520/5 – ERECTION OF 1NO.DETACHED FOUR BEDROOM CHALET BUNGALOW INCLUDING DOUBLE GARAGE AND ASSOCIATED AMENITY SPACE
Land To The Rear Of 63 Western Way Gosport Hampshire PO12 2NF

Members were informed that 12 additional letters of objection had been received in which the following new issues were raised: loss of green space and landscaping and contribution this makes to global warming and impact it has on wildlife; the change it will effect on the established community and deterrent on certain socio-economic groups from moving to the area; noise during building works; access for emergency vehicles; unacceptable appearance of gates and wall which are not in accordance with the approved plans of a previous planning permission; facilitating access to the back of Western Way will increase potential for criminal activity; scale position and size of new dwelling do not constitute good design; speculative development; and lack of infrastructure.

An amended plan had been submitted to confirm that long term cycle storage would be available in the garage and subsequently reason 3 of the recommended reasons for refusal contained in the report of the Development Services Manager had been removed. Whilst the applicant's agent had written to confirm that the applicant was willing to make the payment of a commuted sum for the provision of outdoor playing space and transport and highway improvements, that willingness had not been confirmed by the completion of a Section 106 obligation.

Dr Dean, 65 Western Way, was invited to address the Board in objection to the proposal. Dr Dean expressed his concern that a precedent would be set by allowing the erection of a 4 bedroom house in a back garden. He stated that the proposal was out of character with the surrounding area. There were various styles of houses fronting Western Way and each possessed a long garden. There was said to be a feeling of spaciousness in Western Way that would be lost by allowing the proposed development to be built. Dr Dean believed that there would be an adverse impact on the amenities of neighbouring residents with the building being close to boundaries causing overshadowing. He also drew attention to the

installation of a drive alongside the boundary and the obtrusive noise that could affect neighbouring properties.

Mr Tutton, planning agent, was invited to address the Board in support of the application. Mr Tutton drew attention to the officer's recommended reasons for refusal and stated that a cycle rack would be affixed to the garage to mitigate reason 3 for refusal, and that a BACS payment had been made to the Council which would negate reason 4 for refusal. Mr Tutton believed the location to have good transport links and advised that it was close to a public corridor highway. He discussed separation distances and the density of the area and drew attention to a previous application further to the east of the site, 77a Western Way, which he believed had not harmed the area and set a precedent for development. Mr Tutton concluded by stating that overlooking as a result of the development would be minimal and that there would be no loss of amenities to neighbours.

Members asked Mr Tutton to clarify points he made with regard to density and also why the application for 77a Western Way had any relevance to the proposal under consideration. Members did not believe there were any similarities between the proposal under consideration and the development at 77a Western Way and it was agreed that to allow the application would set a bad precedent for backland development and not be in keeping with the character of the area.

RESOLVED: That planning application K1520/5 – Land to the rear of 63 Western Way Gosport be refused for the following reasons:

- i. The proposed development by reason of its siting would result in an undesirable form of development out of keeping with the established pattern of development which would have a detrimental impact on the character and appearance of the area. As such, it is contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
- ii. The use of the proposed driveway whether in a vehicle or on foot will result in a disturbance to adjacent residents, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
- iii. Adequate provision has not been made for outdoor playing space or transport and highway improvements, nor the payment of a commuted sum in lieu of the provision, contrary to Policies R/OS8 and R/T4 of the Gosport Borough Local Plan Review.

**179 K15058/4 - ERECTION OF SINGLE STOREY AND TWO STOREY REAR EXTENSION
28 Privett Road Gosport Hampshire PO12 3SU**

Mr Walker, 26 Privett Road, was invited to address the Board in objection to the application. Photographs of the site to show the impact of the proposed development were circulated amongst Members. Mr Walker advised that rather than there being no windows in the western elevation of 26 Privett Road facing the application site, as stated in paragraph two of the report of the Development Services Manager, there were in fact two windows and he believed that he would suffer a loss of light and privacy as a result of the development. He felt that the installation of a Juliette balcony on the western elevation of the proposed

development would create a loss of privacy and that there should be a normal bedroom window installed instead. In response to paragraph two of the report, Mr Walker argued that even though the extension would be sited at the rear of the property there would still be a detrimental impact on the character of the area.

Mr Kent, planning agent, was invited to address the Board in support of the application. Photographs intended to show the expected loss of light to neighbouring properties were circulated amongst Members. Mr Kent urged Members to support the recommendation of the planning officers and stated that the application had been tailored so as not to be in breach of planning policies detailed in the Gosport Borough Local Plan Review.

Mr Langran, applicant, was invited to address the Board in support of the proposal. Mr Langran began by saying that he was disappointed to encounter opposition from his neighbours at this stage as he had offered ample opportunity for them to voice their concerns and make suggestions throughout the application process. He was happy to install a normal window rather than a Juliette balcony if this was to become a reason to refuse the application. Mr Langran referred to the pictures circulated by Mr Kent and stated that there would be no further loss of light to the North facing gardens as they were already in shadow for the entire day. He concluded by stating that the proposed development would not be a 'prison cell' as described in a letter of representation, and that the size of the footprint was acceptable.

Members asked Mr Kent what refinements had been made to the current application in order to appease neighbours and were informed that the depth of the proposed development had been reduced by 2 metres. Members agreed that it was difficult to judge potential loss of light from the information that was before them and it was therefore moved that a site visit should be conducted to assess the impact on the amenities of neighbours; a vote was taken and the proposal to hold a site visit was agreed.

RESOLVED: That planning application K15058/4 - 28 Privett Road, Gosport be deferred for a site visit.

180 K4303/9 - RETENTION OF GARDEN SUMMERHOUSE AND LEAN TO PORCH TO KITCHEN DOOR
10 Britten Road Lee-On-The-Solent Hampshire PO13 9JU

Members were informed that an additional letter of representation had been received in which the following new issues were raised: the appearance of the development being detrimental to the surrounding area; the incompatibility of the design and materials with the existing building and surrounding dwellings; the development covers an existing parking bay and has electrical wiring hanging from it; overdevelopment of the site; individuals in the shelter would be in the path of oncoming vehicles; and the inconsistencies between the development and GBC planning policies.

RESOLVED: That planning application K4303/9 – 10 Britten Road, Lee-on-the-Solent be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

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

181 K15967/1 - ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION, ATTACHED GARAGE AND ALTERATION TO EXISTING ROOF TO FACILITATE LOFT CONVERSION
19 Lulworth Road Lee-On-The-Solent Hampshire PO13 9HU

RESOLVED: That planning application K15967/1 – 19 Lulworth Road, Lee-on-the-Solent be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other materials considerations, the development as proposed is acceptable in this location, it is of an appropriate design and will not have a detrimental impact on the amenities of the occupiers of the adjoining dwellings or highway safety. As such, it complies with Policies R/DP1, R/DP7 and R/T11 of the Gosport Borough Local Plan.

182 K17497 - ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION (as amended by plans received 07.02.08)
7 Esmond Close Lee-On-The-Solent Hampshire PO13 8JW

Members were informed that an additional letter of objection had been received from the Lee Residents Association in which no new issues had been raised.

Mrs Roast, Lee Residents Association, was invited to address the Board in objection to the proposal. Mrs Roast stated that the proposed extension was out of keeping in terms of scale, design and layout. She believed that the proposal would change the character of the house and that the reduction in length of the garden would be unacceptable. Mrs Roast also felt that there would be a loss of privacy to residents of Gibson Close and a loss of light to neighbouring properties. She asked that Members defer making a decision on the application in order to attend a site visit.

Mr Barker, planning agent, was invited to address the Board in support of the application. Mr Barker disagreed that there would be any loss of privacy to residents of Gibson Close and stated that the separation distances between properties were within the guidelines set out in the Gosport Borough Local Plan Review. Mr Barker agreed that access was a problem at the location, but did not feel this constituted a reason for refusal. He said that construction work would be carried out during working hours and that disruption due to the development of the site would be kept to a minimum.

Councillor Burgess, ward councillor for Lee East, was invited to address the Board in

objection to the application. Councillor Burgess informed Members that he had been contacted by residents in Gibson Close and Esmond Close who feared that they would be overlooked by the development and would also suffer loss of light. Councillor Burgess also highlighted the access and parking difficulties at the site. He proposed a site visit so that Members could judge his concerns at first hand.

It was moved that a site visit be held so that Members could see for themselves any potential loss of amenities to neighbouring residents as a result of the development; a vote was taken and the proposal was approved.

RESOLVED: That planning application K17497 – 7 Esmond Close, Lee-on-the-Solent be deferred for a site visit.

**183 K8831/22 - IMPLEMENTATION OF TREE MAINTENANCE SCHEME (TPO.G8)
(CONSERVATION AREA) (as amended by details and plan received 19.02.08)
Anglesey Lodge Anglesey Road Gosport Hampshire PO12 2DX**

Mr Eckersley, 70 Anglesey Road, was invited to address the Board in objection to the proposal. Mr Eckersley felt that the application was unnecessary and would be to the detriment of wildlife and drew attention to inconsistencies between the tree survey carried out for this application and previous planning applications. Whilst one survey conducted in 2004 had deduced the trees to be healthy, the survey used for the above application had recommended that certain trees be removed due to ill health and risk of failure. In view of these inconsistencies Mr Eckersley questioned whether the felling of these trees was for the purpose of creating an open space on which to further develop the site. He confirmed to Members that 8 metres of his boundary was in common with the application site.

Mr Clark, the applicant, was invited to address the Board in support of the proposal. Mr Clark informed Members that the reason for the application was for health and safety, with three trees falling down recently; two near to the bungalow and one into the playground. Mr Clark believed he would be unable to maintain the site and ensure the health and safety of the children without the removal of the trees.

Officers clarified the difference between the current application to carry out works to the trees and the previous planning application to develop the site. Members were advised that the selective thinning would allow the remaining trees to establish and that an open space would not be created as a result of the removal. It was confirmed that the Council's tree expert supported the proposal.

RESOLVED: That planning application K8831/22 – Anglesey Lodge, Anglesey Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. The felling of the Holm oak and Bay trees which are inappropriately located will not have a detrimental impact on the appearance of the area and the proposed dead wooding will have a beneficial impact on the health and amenity value of the trees. The proposal therefore complies with Policy R/DP8 of the Gosport Borough Local Plan Review.

184 K7817/1 - REGULATION 3 APPLICATION - DEMOLITION OF EXISTING COMMUNAL WC/LAUNDRY BUILDING AND ERECTION OF PREFABRICATED LAUNDRY/MEETING ROOM AND BOUNDARY WALLS (as amplified by letter dated 14.02.08)
Stokes Bay Mobile Home Park Stokes Bay Road Gosport Hampshire PO12 2QU

RESOLVED: That planning application K7817/1 – Stokes Bay Mobile Home Park, Stokes Bay 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 and will not have any detrimental impact on the visual amenities of the area or the amenities of nearby residents. As such, the proposal complies with Policies R/DP1, R/CH1, R/H10, R/OS1, R/OS2 and R/ENV1 of the Gosport Borough Local Plan Review.

185 ANY OTHER BUSINESS

K9356/1 – 116-118 Priory Road, Gosport

Members were advised that the S106 Agreement was not completed for application K9356/1 – 116-118 Priory Road, Gosport, which was considered at the 12 February 2008 Regulatory Board meeting (Minute number 168), and therefore an additional reason for refusal has been added to the decision reflecting this.

Planning appeals

Members were advised that the decision to refuse application K4528/2, 27 Clifton Road, had been overturned by the Planning Inspector. It was confirmed that this appeal was determined by way of written representations and that there would be no costs to the Council.

Members were informed that there would be an appeal hearing for application K17384/1, 63-65 Fareham Road, to be held on 15 and 16 April 2008 in the Town Hall Council Chamber.

Public information

Councillor Chegwyn questioned why applicants and agents were allowed to know which Councillor had requested that a planning application be determined by the Board, rather than being delegated for a decision to be made by officers. He believed this put the Councillor in an invidious position. He requested this matter be addressed at a future meeting.

The meeting commenced at 6pm and concluded at 7.20pm

Chairman

Board/Committee:	THE REGULATORY BOARD
Date of Meeting:	15th April 2008
Title:	HISTORIC BUILDINGS GRANT OFFER
Author:	DEVELOPMENT SERVICES MANAGER
Status:	FOR APPROVAL – OFFER OF HISTORIC BUILDINGS GRANT TO NOs 6A to 22 CRESCENT ROAD (LISTED BUILDINGS)

Purpose

To request that the Board approves the recommendation to offer an historic buildings grant towards the reinstatement of historic railings to numbers 6a to 22 Crescent Road.

Recommendation

The Board approves that the Crescent Owners Association be offered a grant of £500 for each of the 18 properties in the Crescent participating in the restoration of the railings.

1.0 Background

- 1.1 An application has been received by the Crescent Owners Association, on behalf of the residents of the Grade II* Listed Crescent, for grant aid towards the cost of replacing concrete with stone coping and the re-instatement of historic railings along the frontage to the Crescent.
- 1.2 Based on the lowest quotation, from Anderson and Clutterbuck, this ambitious restoration project is estimated to cost £5375.30 per property (there being 18 properties potentially involved).
- 1.3 Grants of up to 15% can be offered towards repair and restoration works affecting Listed Buildings. The total combined cost of works is estimated to be £91,345. However, a 15% grant to all 18 properties would total: £13,701.

2.0 Conclusion

- 2.1 The proposed works would add significantly to the ongoing enhancement of the Crescent Road area and help to restore the original design concept for the Crescent.
- 2.2 To ensure that some funds are retained for other potential projects for 2008/9, it is proposed that Members consider an offer of £500 to each participating property, which would result in a total grant of £9,000. As this project was being progressed late in the financial year 2007/8, the remaining funds in the historic building grant budget for that year (£3,405) were carried forward. An offer of £500 per property would

result in this money being committed, and leave £4205 remaining within the 2008/9 budget for other projects.

Financial implications:	As set out in Report
Legal implications:	
Service Improvement Plan:	
Corporate Plan:	The works add to the ongoing enhancement of the Conservation Area
Risk assessment:	
Background papers:	
Appendices/enclosures:	Location Plan
Report author/Lead Officer:	Rob Harper, Head of Conservation & Design

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

15th April 2008

ITEMS WITH RECOMMENDATIONS

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

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01.	3	K17497	7 Esmond Close Lee-On-The-Solent Hampshire PO13 8JW	Grant Permission
02.	5	K15058/4	28 Privett Road Gosport Hampshire PO12 3SU	Grant Permission
03.	8	K17504	2 Magister Drive Lee-On-The-Solent Hampshire PO13 8GE	Grant Temporary Consent
04.	11	K17520	Bay House School Sports Field Military Road Gosport	Grant Temporary Consent
05.	17	K15650/18	Land At Frater Gate Aerodrome Road Gosport	Grant Permission
06.	22	K3851/7	1 Prince Alfred Street Gosport Hampshire PO12 1QH	Grant Permission
07.	26	K17448/1	Land Rear Of 21 & 23 Stoke Road Gosport	Grant Outline Consent
08.	31	K13143/1	Land To The Rear Of 26 Bracklesham Road Gosport Hampshire PO13 0EN	Grant Permission
09.	35	K14252/1	64 Carnarvon Road Gosport Hampshire PO12 3QS	Grant Permission
10.	37	K17507	26 Leamington Crescent Lee-On-The-Solent Hampshire PO13 9HN	Grant Permission
11.	40	K14129/27	Haslar Marina Haslar Road Gosport Hampshire PO12 1NU	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K17497
APPLICANT: Mr D Smith
DATE REGISTERED: 03.01.2008

ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION (as amended by plans received 07.02.08)
7 Esmond Close Lee-On-The-Solent Hampshire PO13 8JW

The Site and the proposal

This application was considered by the Regulatory Board at the meeting on 11 March 2008 when Members resolved to defer it for a site visit.

The application site is located on the eastern side of Esmond Close and has pedestrian access only to the front and rear of the dwelling. It is a two storey end of terrace constructed from brown bricks, with a brown tiled roof. The property has a small front porch and a rear conservatory. It has an 11 metre rear garden, which is bounded by a 1.6 metre fence with trellis on top on the western boundary, a 1.8 metre fence on the eastern boundary and a 1.8 metre fence on the northern boundary. To the east of the site is an area of open space and landscaping. The property to the west has not been extended. To the north of the property is Gibson Close which are similar properties to the application site. Number 19 Gibson Close also has a two storey rear extension.

The application is for a two storey side and rear extension and a single storey front extension. The side extension will measure 1.1 metre in width and will extend 3.3 metres past the rear of the existing dwelling and round the back of the property across its whole width. The roof will be gabled at the side and hipped at the rear. There will be a window in the side elevation at first floor level to a bedroom and 2 windows at first floor level on the rear elevation. There will be a separation distance of 21 metres between the rear extension and the properties in Gibson Close. The single storey front extension will be the same depth as the existing porch and extend the whole width of the house.

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

nil

Response to Public Advertisement

6 letters of objection:

Issues raised: privacy; disruption; extra lorries and skips while work is taking place will block parking spaces and access; stability and subsidence of neighbouring property; loss of light; contrary to Appendix B and Policies RDP7 ii and iii - impact on neighbours amenities and addition should be appropriate to existing building and neighbouring buildings; request Member site visit.

Principal Issues

1. Any parking or access problems caused by lorries and skips is a private matter or if they are causing a highway obstruction would be a matter for the police. Possible impacts of subsidence to the adjoining property is a Building Regulation matter. Therefore the main issues in this case are the acceptability of the design and the impact of the proposal on the amenities of residents of the neighbouring properties.

2. The two storey side extension will appear as part of the original dwelling as it will extend the ridge at the same height as the existing ridge and will be constructed in matching materials. The proposed front extension will extend the existing porch and will have a lean-to style roof and also will be constructed in matching materials. The rear extension will have a hipped subservient roof. It is considered that all the extensions will be sympathetic to the existing and adjoining dwellings in terms of form, scale, height and external appearance and therefore the proposal complies with Policy R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

3. Due to the orientation of the properties, the limited depth of the rear extension and the subservient roof the proposal will not affect the adjoining property to the west in terms of loss of light or outlook. A condition will prevent any windows being added in the west elevation. There is a separation distance of 21 metres between the application property and the properties to the north in Gibson Close. The proposed window in the side elevation will overlook an area of open space. As such the extensions will not result in a loss of privacy to the occupants of the adjacent properties.

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 and will not have a detrimental impact on the amenities of neighbouring residents. 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. 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. 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 western elevation of the rear extension hereby permitted, without the prior consent in writing of the Local Planning Authority.

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

ITEM NUMBER: 02.
APPLICATION NUMBER: K15058/4
APPLICANT: Mr & Mrs Langran
DATE REGISTERED: 19.12.2007

ERECTION OF SINGLE STOREY AND TWO STOREY REAR EXTENSION
28 Privett Road Gosport Hampshire PO12 3SU

The Site and the proposal

The application was considered by the Regulatory Board at the meeting on 11 March 2008 when Members resolved to defer for a site visit.

The application property is a two storey detached dwelling located on the northern side of Privett Road. The property has been constructed from red brick with a rendered front elevation under a tiled pitched roof. There is an existing two storey flat roof element on the rear elevation of the property providing a kitchen at ground floor level with a bathroom above. The property's rear garden is approximately 30 metres long and is bordered on its western side by a 1.8 metre high wooden fence with trellising above and on the eastern side by a 1.8 metre high brick wall. To the rear of the garden there is a row of Conifer trees approximately 4 metres high which provide an effective screen from the properties located to the north in Arden Close. There is a separation distance of over 35 metres between the southern elevation of these dwellings and application property's existing rear elevation.

The property to the west, number 30, is a substantial detached dwelling with a two storey pitched roof element on the rear elevation, containing ground and first floor windows in its northern and eastern elevations. Number 26 to the east is another large property, with a single storey element on the rear elevation containing no windows in the western elevation facing the application site. There is also a single storey extension on the western side of the dwelling which contains a single window and door in the northern elevation facing down the garden. There is a single first floor window in the property's original western elevation serving a bedroom.

This application follows a recent refusal for the erection of a 6 metre deep, two storey, gabled roof rear extension. The design has been amended and it is proposed to erect a two storey and single storey extension on the northern elevation of the existing two storey rear element. The two storey extension will be 4 metres deep with a hipped (rather than gabled roof) set to the height of the existing ridge. The single storey extension will be 2 metres deep and will be set on the rear elevation of the proposed two storey extension.

The western elevation of the proposed development will contain windows and doors at ground level and windows at first floor level while the rear elevation will contain a set of double doors and a window at ground floor level with a window and Juliette balcony at first floor level. No windows are proposed in the eastern elevation. The extension will be set in 0.8 metres from the boundary with number 26.

A small outbuilding which is currently attached to the rear elevation of the dwelling is to be demolished in order to accommodate the proposed development.

Relevant Planning History

K15058 construction of vehicular access to classified road, permitted 02.02.98
K15058/1 construction of vehicular access to classified road, installation of turntable and hard landscaping, permitted 28.04.04
K15058/2 erection of single storey rear extension, permitted 04.08.06
K15058/3 erection of two storey rear extension, refused 14.11.07

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

nil

Response to Public Advertisement

3 letters of objection

Issues raised: loss to privacy of properties to the north; overlooking of Number 26 from velux window and first floor Juliette balcony; erection of trellising without consent; existing trees reducing light; use of the dwelling as a boarding/ lodging house and associated parking problems; disruption to residents during building works; storage of construction machinery; overdevelopment of the site; affect on the appearance and character of the adjoining property and garden to the east; overshadowing; extension would be attached to the boundary wall of Number 26; impact on the foundations of Number 26; development would be in breach of a covenant.

Principal Issues

1. The main issues in this case are the acceptability of the design of the two storey and single storey extensions and the impact they will have on the appearance of the property, the visual amenity and character of the area and the amenities of the occupiers of the adjoining dwellings in terms of loss of light, outlook and privacy.
2. Taking into account the size of the plot, the variety of housing designs in the locality and the fact the extension is sited at the rear of the dwelling, the proposal will not have a detrimental impact on the character and appearance of the area.
3. Having considered the relationship between the existing windows at number 30 and the windows in the western elevation of the proposed extensions, the orientation of the properties, the siting of the development 4 metres from the western boundary and the existing two storey element at the rear of number 30, I do not consider that the proposal will have a detrimental impact on the amenities of the occupiers of this dwelling in terms of loss of light, outlook or privacy.
4. The use of a hipped roof helps to reduce the overall mass of the two storey extension and its potential to overshadow the adjoining dwelling number 26. Given this, and the orientation of the properties, the proposal will not result in an unacceptable loss of light to the patio area or any window at this property and will not have a detrimental impact in regards to loss of outlook. No windows are proposed in the eastern elevation of the development and no velux windows are proposed in either roofslope. The introduction of a window and Juliette balcony in the first floor of the rear elevation of the two storey extension will not increase the propensity to overlook number 26 over and above that which currently exists and the proposal will not therefore have a detrimental impact on the amenities of the occupiers of this dwelling in terms of loss of privacy. To protect mutual privacy a condition has been attached preventing the installation of any first floor windows in the eastern elevation of the two storey extension.
5. The rear elevation of the proposed two storey extension will be located over 30 metres from the rear elevations of the dwellings to the north in Arden Close. This exceeds the guideline separation distance of 21 metres between first floor habitable rooms as outlined within Appendix B of the Gosport Borough Local Plan Review. Given this, and the existing two storey rear elements on this side of Privett Road, I do not consider that there will be a detrimental impact on the amenities of the

occupiers of number 8 Arden Close, or any other resident to the north, in terms of loss of light, outlook or privacy.

6. The other matters raised are not directly related to consideration of this application or are not planning issues. The trellis appears to have been erected some time ago and the applicants have agreed to remove it. Maintenance and repair, disruption caused during building work, impact on foundations, breach of covenants and attaching the extension to the boundary wall can be addressed through the environmental health legislation, the Party Wall Act or private legal action. If the evergreen trees to the rear of the application site are found to be a nuisance the matter can be dealt with under High Hedge legislation and the enforcement powers of the Anti-Social Behaviour Act. The application property is not currently being used as a boarding/lodging house.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act and all other material considerations, the development as proposed by reason of its design, location and orientation, will not have a detrimental impact on the amenities of the occupiers of the neighbouring properties or the visual amenity of the area. 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. 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. 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 first floor of the eastern elevation of the two storey extension, hereby permitted, without the prior consent in writing of the Local Planning Authority.

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

ITEM NUMBER: 03.
APPLICATION NUMBER: K17504
APPLICANT: Dean Churcher
DATE REGISTERED: 15.01.2008

CHANGE OF USE FROM DOMESTIC GARAGE TO OFFICE (B1)
2 Magister Drive Lee-On-The-Solent Hampshire PO13 8GE

The Site and the proposal

The application site is located at the junction of Albacore Close and Magister Drive. It is in the centre of the residential development at Cherque Farm. It is a large detached dwelling in the colonial style, with a double garage at the side and a hard standing behind it with access from Albacore Close. The property to the rear, number 1 Albacore Close, has an access immediately adjacent to this access which runs alongside the rear boundary of the application site.

Number 2 Magister Drive was used as a show home by Persimmon Homes for the Cherque Farm development and the garage was equipped and used as a sales office. When the current owner brought the property he continued to use the garage to run his own business instead of converting it back to its intended use as a garage. The office is now used for the administration of a customer care/customer services team working for Persimmon Homes and other house building companies. 15 operators visit houses on this and other residential estates to sort out snags after new residents have moved in. The office is open from 8.30 a.m. – 5.30 p.m. but for most of the week only one part time employee works there apart from the owner who lives at the property. On Thursday afternoons between 12 noon and 5.00 p.m. one out of each pair of operators visits the premises for up to 15 minutes to collect and return work sheets. No deliveries are made to and no materials or building waste is stored at the property. There are no outdoor advertisements on the premises. The application is to continue using the property to run the business. A document entitled 'Churcher and Willetts Good Neighbour Policy' has been submitted with the application. It states that:

- * No commercial vehicles are stored overnight or at weekends
- * Operators are to visit only on Thursday afternoons and park within the premises not on the street
- * There are to be no deliveries, adverts, waste on the premises and the appearance must remain residential.
- * Employees must be polite to neighbours and not be noisy or use bad language

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1
General Standards of Development within the Urban Area
R/EMP6
Development for Employment Uses within Urban Areas
R/T11
Access and Parking

Consultations

Traffic Management

Provided the site is operated as proposed no objection

Response to Public Advertisement

2 letters of objection.

Issues raised: parking of 7 commercial in the residential streets every day from 8 am blocking access, obstructing footpaths and obstructing junction endangering pedestrians, cyclists, including school children, and other motorists; noise from workmen and deliveries; inappropriate commercial use in a residential area; owner's undertaking to restrict visits has not been kept; impact on property values; restrictive covenants on properties.

Principal Issues

1. The site is located within the urban area therefore the development is acceptable in principle provided the criteria of Policy R/DP1 are met. The impact on property values and restrictive covenants on properties are not planning matters. The main issues are whether this is a sustainable location for the business, the impact on the residential character of the area and the impact on traffic conditions in the locality and the residential amenities of adjoining occupiers.

2. As the office functions mainly as an administrative centre for operators working at times in the immediate vicinity, and the owner lives at the property, this is arguably a sustainable location for the business at present. However, as the Cherque Farm Estate is completed there may be less need for the office to be located there but a 5 year temporary consent would address this issue.

3. The appearance of the garage has not changed as a result of the business use. The display of advertisements is controlled by the Advertisement Regulations but the Regulations allow some display of signage on business premises. However this issue could be addressed through a restrictive condition preventing the display of advertisements.

4. For the most of the week the number of visitors to the property is limited to a single part-time employee. There are to be no deliveries and no storage of materials or building waste at the premises and these aspects of the business can be controlled by conditions. However on Thursday afternoon there may be up to 7 operators arriving to collect and deliver their work sheets. There is sufficient parking on site to accommodate half these operators and it is unlikely that all will arrive at exactly the same time within a 5 hour period. Moreover the owner of the business has a policy in place to control the times of arrival and to ensure that operators do not park on the street. A personal condition would ensure that this way of working was maintained. In these circumstances I am satisfied that the impact on residential amenity and traffic conditions in the locality would not be significant.

RECOMMENDATION: Grant Temporary Consent

Temporary Permission Expiry Date: 31st May 2013

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. By reason of the administrative nature of the use and the way it is operated it would not adversely affect the residential character of the property, residential amenities of adjoining occupiers or traffic conditions in the locality. As such it complies with Policies R/DP1, R/T11, and R/EMP6 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The use hereby permitted shall be carried on only by Mr Dean Churcher and shall be for a limited period of 5 years beginning from 31.05.2008 or until the premises are no longer occupied by Mr Dean Churcher, whichever is the shorter period.

Reason – In the interests of residential amenity and to prevent any adverse impact on the residential character of the premises and traffic conditions in the locality in compliance with Policies R/DP1, R/T11 and R/EMP6 of the Gosport Borough Local Plan Review.

2. When the premises are no longer occupied by Mr Dean Churcher, or by 31.05.2013, whichever shall first occur, the use hereby permitted shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed.

Reason – In the interests of residential amenity and to ensure there is no adverse impact on the residential character of the area or traffic conditions in the locality in compliance with policies R/DP1, R/T11 and R/EMP6 of the Gosport Borough Local Plan Review.

3. No deliveries related to the use hereby permitted shall be taken at or dispatched from the premises.

Reason - In order to protect the amenities of the area and to comply with Policies R/DP1, R/EMP6 and R/T11 of the Gosport Borough Local Plan Review

4. No building materials or equipment nor any building waste shall be stored at the premises.

Reason - In order to protect the amenities of the area and to comply with Policies R/DP1, R/EMP6 and R/T11 of the Gosport Borough Local Plan Review

5. No outdoor advertisements shall be displayed anywhere on the site.

Reason - In order to protect the amenities of the area and to comply with Policies R/DP1 and R/EMP6 of the Gosport Borough Local Plan Review

ITEM NUMBER: 04.
APPLICATION NUMBER: K17520
APPLICANT: Bay House School
DATE REGISTERED: 04.03.2008

USE OF LAND FOR SITING OF BUILDING TO ACCOMMODATE EDUCATIONAL FACILITY AND ASSOCIATED ACCESS, PARKING, BOUNDARY TREATMENT AND LANDSCAPE PLANTING (as amended by emails received 11.3.08 and 1.4.08 and plans and letters received 31.3.08)
Bay House School Sports Field Military Road Gosport

The Site and the proposal

The application site is a predominantly flat, grassed area of land in the north west corner of the Bay House School Playing Field, located on the eastern side of Military Road. The field falls within the Urban Area Boundary but is designated as an Existing Open Space and a Site of Importance for Nature Conservation (SINC) due to its importance as a feeding ground for Brent geese. On the northern boundary is a 1.8 metre high wire fence supplemented with small trees and mature hedgerow. Beyond this is a foot/cycle path that links to Wilmott Lane in the east. HMS Sultan lies to the north of the foot/cycle path and on the opposite side of Military Road. In the far north west corner of the site is a large oak tree. In the south west corner of the field are two changing room buildings and the main vehicle access from Military Road. Residential development lies to the south and east of the field. Further to the south is the Cocked Hat public house which sits on the junction between Military Road and Privett Road. There are no parking restrictions on this section of Military Road. However, vehicles do not tend to park on the road due to the rate and speed of traffic flow.

Following the refusal of planning permission in August 2007 for the siting of an educational facility at Brodrick Hall, short term temporary accommodation for 10 pupils was found within HMS Sultan. The school is now seeking permission to site a 14.6m wide x 22m long x 2.65 metre high, flat roofed, steel building with pad foundations in the north west corner of the playing field for use as an Enterprise Academy for pupils 14-16 years old for a temporary period of 5 years. The external finish will be lightly textured and sand coloured to match the existing buildings in the south west corner of the site. It will contain 3 classrooms, toilet and shower facilities and an office. A new gated access is to be created from Military Road. Five car parking spaces are to be provided along with covered parking facilities for 40 cycles. A 1.8 metre high weldmesh fence will be erected to separate the Academy from the rest of the field although there will be a pedestrian gate for access to the playing area. A new Beech hedge is to be planted on the outside of the new fencing and the existing hedgerow adjacent to the foot/cycle path will be strengthened with native species. The frontage of the site will be kept open to minimise the potential for criminal damage. However, it is proposed to extend the Beech hedge along the remainder of the western boundary to the field to improve the setting for the Brent Geese. The Academy will have 3 staff and initially 10 students, who will be transferred across from the existing temporary accommodation. The second year will provide for a maximum of 25 students and in subsequent years a maximum of 40 students. The maximum number of students will not be on site simultaneously, as some student activity will take place off-site. The Academy will operate on weekdays only between the hours of 8am and 5.00pm. The facilities will be shared with the main school and students of the Academy will use the adjacent sporting facilities and field in conjunction with their activities. A minibus is provided to transport students to the main school and work-based activities.

The application is supported with a Design and Access Statement, a Travel Plan and information relating to the current and proposed use of the field and the lighting of the car park. Amended plans have also been submitted showing an increase in the number of car parking spaces from 3 to 5 and improved pedestrian access and vehicle turning provision. It has also been confirmed that none of the existing sports pitches or facilities at the field will be affected and that the other secondary schools in Gosport are supportive of the proposal.

Relevant Planning History

K16508/1 use of land at Brodrick Hall for siting of temporary building to accommodate educational facility and associated car parking (Conservation Area) refused 17.8.07.

K12388/1 installation of portable changing facility and widening of vehicular access to Classified Road approved 16.3.06.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP6

Landscape Design

R/DP1

General Standards of Development within the Urban Area

R/OS4

Protection of Existing Open Space

R/OS10

Protection of Areas of International Conservation Importance

R/OS13

Protection of Habitats Supporting Protected Species

R/OS14

Biodiversity Action Plans

R/T2

New Development

R/T3

Internal Layout of Sites

R/T10

Traffic Management

R/T11

Access and Parking

R/OS12

Locally Designated Areas of Nature Conservation Importance

R/ENV14

Energy Conservation

R/OS11

Protection of Areas of National Nature Conservation Importance

Consultations

Natural England

No objection. Proposal is unlikely to have a significant effect on the interest features of the SPA/Ramsar site/SSSI provided conditions are attached to control the timing of the works, to ensure that temporary screening is erected until such time as the hedge lines have developed, to ensure directional lighting is used in the car park and to ensure that the mitigation measures are adhered to.

English Heritage

no objection

Traffic Management

No objection to amended access, car parking and vehicle turning provision. Maximum allowable car parking provision is 5 spaces. Cycle parking exceeds the minimum requirements. Details of the type of

	stands/stores will be required. It is noted that the site is not directly served by public transport at present, but the school offers a mini-bus service for students from further afield and between the school sites. The applicant should contact Hampshire County Council regarding the works to implement the new vehicle crossing.
Streetscene (Parks & Horticulture)	update to be provided at the meeting
Building Control	Proposals, including fire service access, appear satisfactory.
Leisure & Recreation Development	no objection
Economic Prosperity	The proposal will provide an alternative curriculum offer in support of up to 40 pupils. The low levels of educational attainment in the Borough are well-documented, although problems are more concentrated in the Bridgemary and Rowner areas. Evidence in support from the two other secondary schools in the Borough would be welcome, particularly given the intention to make this facility accessible to learners from other schools.
County Education Officer	update to be provided at the meeting
HCC Landscape, Planning, Heritage Section	No archaeological objection. Suggests that advice sought from English Heritage regarding possible impact on setting of Fort Grange SAM.
Environment Agency (Hants & IOW)	no objection
Southern Water	no objection
Sport England	no objection
Transport Development Control Section	Required visibility splays are achievable. No objection, subject to conditions regarding implementation of the new access and to prevent mud being deposited on the highway.

Response to Public Advertisement

nil

Principal Issues

1. The nearest dwelling is over 160 metres away in Fairview Court and therefore the proposal will have no impact on residential amenity. The main issues in this case are the impacts of the proposal on the character and function of the Existing Open Space, the appearance of the area,

the over-wintering Brent geese and the associated Portsmouth Harbour Ramsar Site, Special Protection Area and SSSI, and highway safety conditions on the locality.

2. Policy R/OS4 of the Gosport Borough Local Plan allows for development on Existing Open Space where redevelopment of a small part of the site for recreation and/or community facilities would retain and enhance the existing facilities, or where alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility. Paragraph 11.36 of the supporting text to R/OS4 confirms the acceptability, in principle, of the redevelopment of a small part of an open space for additional buildings to be used in connection with educational uses, provided the character and function of the remaining open space is maintained. The proposal will not affect the existing sports facilities, or pitches, at the site and will provide an important educational facility that is closely associated with the existing school. The building is similar in size and appearance to the existing changing facilities and the existing and proposed planting will help to soften its appearance. A condition will be used to secure the implementation and retention of the proposed landscape scheme. As such, the proposal will not have a detrimental impact on the character or function of the Existing Open Space or the appearance of the area, in accordance with Policies R/OS4, R/DP1 and R/DP6 of the Gosport Borough Local Plan Review. The use of native species within the landscape scheme will also have the benefit of improving local biodiversity in accordance with Policy R/OS14.

3. It is anticipated that the playing field will be used by the Academy for 2 x 60 minute periods each day. However, as the school timetable has recently been amended, resulting in a reduction in its use, the proposal would only increase in the use of the field by approximately 10 minutes per day overall. Given this small increase in use and the location of the building near to the existing road and the new planting, which will act as a visual screen and help buffer any noise emanating from the site and from Military Road, there is unlikely to be any undue disturbance to the over-wintering geese. Conditions have been attached to ensure that no works are undertaken during the over-wintering period and to ensure that temporary screening is erected until such times as the new hedging has established. The external lighting and implementation of the new planting will also be dealt with by planning condition. The temporary nature of the proposal also provides an opportunity to review the situation after 5 years. As such, the proposal will not have a harmful effect on the use of the field as a feeding ground for over-wintering geese or the associated Ramsar Site/Special Protection Area/SSSI, in compliance with Policies R/OS10, R/OS11, R/OS12 and R/OS13 of the Gosport Borough Local Plan Review.

4. The main traffic generated by the Academy is likely to be between 8.30am and 3.30pm and a survey undertaken of the current students attending the temporary facility within HMS Sultan indicated that 3 students arrived on foot, 5 cycled, 3 arrived by car and the tutor by minibus. Given this travel pattern it is anticipated that for the initial period the site will generate a maximum of 10 vehicle movements per day, including mini-bus trips. The amended access and turning arrangements are acceptable and the level of car parking provision is appropriate for the use. The site is well located close to a cycle/pedestrian link and the level of cycle parking proposed exceeds the minimum requirements set out within Appendix E of the Local Plan Review. Details of the type of cycle stands and stores to be provided will be dealt with by planning condition. As such, the development will not have a detrimental impact on parking or highway safety conditions in the locality in compliance with Policies R/DP1, R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan.

5. The proposal includes energy conservation measures such as high frequency, low energy lighting and a high efficiency gas boiler in compliance with Policy R/ENV14 of the Gosport Borough Local Plan.

RECOMMENDATION: Grant Temporary Consent

Temporary Permission Expiry Date: 31st May 2013

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 an acceptable use within an Existing Open Space and will not detract from its character or function, or the appearance of the area, or highway safety conditions in the locality. The proposal will not have an adverse affect on the over-wintering Brent Geese feeding within the designated SINC or the associated Ramsar Site/Special Protection Area/SSSI. The proposal also includes energy conservation measures and provides an opportunity to improve local biodiversity. As such, the proposal complies with Policies R/DP1, R/DP6, R/OS4, R/OS10, R/OS11, R/OS12, R/OS13, R/OS14, R/T2, R/T3, R/T10, R/T11 and R/ENV14 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 use hereby permitted shall be discontinued, the building removed, and the land restored to its former condition on or before 31.05.13 in accordance with a scheme of works submitted to and approved by the Local Planning Authority.

Reason – In the interests of amenity and to comply with Policy RDP1 of the Gosport Borough Local Plan Review.

3. No works shall take place during the waterfowl over wintering period, being from 1 October until 31 March.

Reason - To avoid disturbance to over wintering migratory waterfowl along the Portsmouth Harbour SPA/Ramsar Site/SSSI and to comply with Policies R/OS10, R/OS11 and R/S12 of the Gosport Borough Local Plan Review.

4. Details of all external facing materials, including the colour finish for the building, shall be submitted to, and approved by, the Local Planning Authority before works on that part of the development 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.

5. Before the development is first brought into use, temporary screening shall be erected between points 'A' - 'A' - 'A' - 'A' on the approved plan in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. The scheme shall include details of the type of material to be used, its height and the timescale for its retention. The screening shall thereafter be removed in accordance with the approved scheme.

Reason - To protect the interest features of the Portsmouth SPA/Ramsar Site/SSSI and the appearance of the locality and to comply with Policies R/DP1, R/OS10, R/OS11 and R/OS12 of the Gosport Borough Local Plan Review.

6. Before the building is sited on the land full details of the mixed native hedging and Beech hedging to be erected around the perimeter of the site and along the western boundary of the field shall be submitted to and approved in writing by the Local Planning Authority. These details should include a planting scheme showing species, numbers, densities, heights and a future maintenance scheme. The hedging shall thereafter be implemented in accordance with the approved details before any part of the development is brought into use and shall be retained thereafter.

Reason - In the interests of amenity and the appearance of the locality, and to protect the interest features of the SINC and the Portsmouth Harbour SPA/SSSI/Ramsar Site and to comply with Policies R/DP1, R/DP6, R/OS10, R/OS11 and R/OS12 of the Gosport Borough Local Plan Review.

7. Before the building is sited on the land full details of the hard landscaping works, including external lighting, boundary treatment and all areas of hard surfacing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details before any part of the development is brought into use.

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.

8. The trees and hedges on the site which are to be retained shall be protected during building operations by strict compliance with BS5837:2005 - Trees in Relation to Construction.

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

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

10. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking and turning of vehicles shall have been made available, surfaced, and marked out, and those areas shall be retained for such purposes 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.

11. No development shall take place until the off-site highway works to provide a new access on Military Road have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No part of the development shall be occupied until the off-site highway works have been completed to the satisfaction of the Highway Authority.

Reason - In the interests of highway safety and to comply with Policies R/T2, R/T4 and R/T11 of the Gosport Borough Local Plan Review.

12. Details of the measures to be taken to prevent mud from vehicles leaving the site being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before importation of concrete commences. Such measures shall be retained for the duration of the importation period.

Reason - In the interests of highway safety and to comply with Policy R/T10 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 05.
APPLICATION NUMBER: K15650/18
APPLICANT: Rank Developments Ltd
DATE REGISTERED: 26.02.2008

**ERECTION OF COMMERCIAL/INDUSTRIAL UNIT (CLASS B1 & B8) AND RELOCATION
OF 12 CAR PARKING SPACES (UNIT 7 - SITE A - FRATER GATE)
Land At Frater Gate Aerodrome Road Gosport**

The Site and the proposal

Site A forms part of the 5.02 hectares (12.4 acres) of land at Frater Gate released by the Ministry of Defence and acquired by the South East England Development Agency (SEEDA). Site A is 0.43 hectares in total area and has so far been developed with a total of 6 units for business use including the most recent development of a unit containing a children's playzone (Monkey Bizness).

The application site varies in width between 12.5 and 5 metres and is 79 metres long. It is located at the northern end of Site A to the west of Aerodrome Road and has an access at its southern end from the newly constructed access roadway serving units 1-6. The site is level and surfaced in hardcore with a kerb line adjacent to Aerodrome Road containing two further access points. There is a 1.8 metres high close boarded fence along the western boundary to the site beyond which lies a storage area and a number of large corrugated clad industrial buildings accessed from Fareham Road. Part of the site is currently used to provide 12 over flow car parking spaces for the recently built children's playzone (K15650/13).

This site (Unit 7) is the last of the industrial units proposed to be built at Frater Gate Business Park and occupied by Rank Developments Limited who have developed the other six units on Site A. The proposal is for a 224 square metres (112 square metres per floor), two storey industrial unit with five dedicated parking spaces and a space for a delivery van in front of roller shutter doors situated in the north elevation. The building will have 3 metres of low level brick work, metallic composite flat panel cladding to the upper elevation, with dark grey detailed flashings and dark grey aluminium profile windows. The pitched roof structure with gable ends will be constructed in profiled metal and have an eaves overhang. The main entrance will be at the southern end of the building adjacent to 3 of the parking spaces and a visitor's cycle stand. The building has been designed to minimize energy usage. The main entrance to the building opens up directly into a small reception area where there is a WC, shower room, an ambulant disabled staircase and platform lift leading to the upper floor which will be used as offices by the 3 staff proposed with the remainder of the ground floor used for the storage of materials and machinery. There is secure cycle storage shown within the warehouse part of the building. Hard landscaping to the front and rear of the unit is to follow the theme from Frater Gate Business Park being block paving, tarmac and a concrete loading bay. A 1.5 metres wide soft landscaping strip will be planted along the eastern side of the building adjacent to Aerodrome Road. The boundary of the application site also includes 12 parking spaces detached from the building located on the northern part of the site. These are to be used as the re-provided over flow car parking for Unit 1, Monkey Bizness.

Relevant Planning History

K15650/2 outline use of land for mixed employment uses (SEEDA site) (classes B1, B2 and B8) and an enterprise centre permitted 23.07.03
K15650/3 highway and infrastructure works associated with future mixed employment development (Aerodrome Road) permitted 06.11.02
K15650/7 outline use of land for mixed employment uses and enterprise centre (variation of condition 01 to allow phased development) permitted 30.09.03
K15650/12 details pursuant to K15650/2 erection of 2 no. buildings (8 units) mixed employment uses (classes B1, B2 and B8) with associated parking and service road (Site A) permitted 17.07.06

K15650/13 erection of building for children's playzone (class D2) with associated parking (Site A) permitted 18.12.06

K15650/17 erection of commercial/industrial unit (classes B1 and B8) (unit 7 Site A) withdrawn 21.02.08

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/EMP1

Allocation of Land for Employment

R/T3

Internal Layout of Sites

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/ENV9

Safeguarded Areas

R/ENV14

Energy Conservation

Consultations

Traffic Management

The proposed car parking provision of 5 spaces accords with maximum standards. Long stay cycle parking is proposed within the warehouse and shown to be in the form of 2 Sheffield style stands. Two visitor cycle parking spaces are provided in the form of a Sheffield style stand adjacent to the southern entrance to the building. Pedestrian access to the site is shown to be provided adjacent to parking space number 3. The level of cycle parking complies with minimum standards and is acceptable. The parking space for delivery vehicles outside the roller door to the warehouse should be kept clear for such purpose. The plans detail that 12 car parking spaces are also to be re-provided for over flow parking from the nearby unit 1 containing Monkey Bizness. A condition should be attached to any permission granted that plants within the visibility splay should not exceed 600mm above carriageway level. The site is located on a junction and any on street parking arising from the development would obstruct access and visibility. Parking in the vicinity of the southern frontage, and at least along 15m, and possibly the whole of the Aerodrome Road frontage, needs to be prevented by a Traffic Regulation Order. Developer funding of £2000 should be provided by means of a Section 106

Agreement to facilitate and the Borough will endeavour to provide it before opening. The principle of the proposed development is acceptable subject to the requirement for a Section 106 Agreement for the funding of the Traffic Regulation Order.

Defence Estates

We can confirm that the Ministry of Defence has no safeguarding objections to this proposal.

Response to Public Advertisement

nil

Principal Issues

1. The application site is located within the Urban Area Boundary and within an Employment Land Allocation under Policy R/EMP1 of the Gosport Borough Local Plan Review. In respect of these policy designations, the development for B1 and B8 uses is considered to be acceptable in principle. The information provided with regard to the detailed design of the building demonstrates that conservation of energy has been taken into account and as such the development complies with Policy R/ENV14 of the Gosport Borough Local Plan Review. The Ministry of Defence has no safeguarding objections to this proposal so it therefore complies with Policy R/ENV9 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the appropriateness of the siting, design and appearance of the building, the landscaping of the site and the provision made for car and cycle parking.

2. The siting of the building set back from the corner of the road and parallel to Aerodrome Road is similar to that of the five units located to the south within Site A. The design and materials proposed will also complement the design of the other nearby modern industrial units and as such is acceptable and will enhance the quality of the environment in this location. The soft landscaping strip to the side of the building will be similar to the theme elsewhere at Frater Gate Business Park and provide visual interest from the roadside.

3. The level and location of car parking provision for use by the unit is acceptable. In addition the on site long and short term cycle parking facilities comply with minimum standards and as such the development complies with Policy R/T11 of the Gosport Borough Local Plan Review. A condition is proposed requiring the parking space for delivery vehicles outside the roller door to the warehouse to be kept clear for such purpose. The proposal also re-provides 12 previously approved parking spaces in a form that is acceptable in terms of its internal layout and accessibility. However, in order to ensure that parking on the highway will not adversely impact on highway safety and to protect visibility at the junction adjacent to the site and along the adjoining part of Aerodrome Road the applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a sum towards the funding of a Traffic Regulation Order to restrict parking in the vicinity of the site in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a sum towards the funding of a Traffic Regulation Order

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 development is acceptable in this location in land use terms. It is also acceptable in terms of its siting, design and appearance and makes adequate provision for car and cycle parking, and will not adversely impact on highway safety. As such the development complies with Policies R/DP1, R/DP3, R/EMP1, R/T3, R/T4, R/T11, R/ENV9 and R/ENV14 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 development is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. No development above slab level shall take place until full details of the hard 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 surface 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.

4. No development above slab level 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 layout, species and densities.

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

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

6. The development hereby permitted shall not be brought into use until all 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 approved facilities for the storage of cycles shall be provided before the development is first brought into use and thereafter retained.

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

8. The parking space for delivery vehicles indicated as space 5 (van) on the plan hereby approved located in front of the warehouse roller shutter door shall be kept clear for such purpose.

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

9. Planting within the sightline/visibility splay shown on the plan hereby approved situated in the south east corner of the site shall not exceed 600mm above the adjoining carriageway level.

Reason - In the interests of highway safety, and to comply with Policies R/DP1 and R/T3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 06.
APPLICATION NUMBER: K3851/7
APPLICANT: Sandihayes Development
DATE REGISTERED: 04.03.2008

**DEMOLITION OF EXISTING BUILDING AND ERECTION OF 4NO. DWELLINGS WITH
CYCLE STORE AND CAR PARKING**

1 Prince Alfred Street Gosport Hampshire PO12 1QH

The Site and the proposal

The application site is located at the northern end of Prince Alfred Street, on the southern side of South Street. It is within a residential area and is located to the south of the Stoke Road District Shopping Centre and to the west of Gosport town centre. The existing building is a 3.9 metre high single storey flat roof structure, which is somewhat out of character with the surrounding Victorian terraces. The external elevation fronting Prince Alfred Street is brick, but the remainder of the building is blockwork that has been painted in places. The existing building covers almost the entire site and wraps around in an 'L' shape at the rear of number 3 Prince Alfred Street. The distance between the existing building and the rear of number 3 Prince Alfred Street is 5 metres. The premises are accessed from Prince Alfred Street and there is a hedge approximately 1 metre deep located along the northern elevation of the building, adjacent to the public footpath. The building is currently vacant, having previously been occupied by Quality Enabling Devices, who fabricated specialist facilities for disabled persons, such as wheelchairs and automated speech equipment. There are double yellow lines along South Street and round into Prince Alfred Street, which is one way only. To the south is a two storey Victorian terrace with a gabled end elevation. To the east is a small car park accessed from South Street with approximately 8 spaces. To the west is a similar car park which is accessed from Prince Alfred Street.

The proposal is identical to planning application K.3851/6 that was refused by the Regulatory Board in May 2007 and was the subject of a planning appeal. The proposal is to demolish the existing building and erect a two storey brick terrace along the South Street frontage, comprising 4 one bed houses. The tiled pitched roof steps down in height to the east and all properties would have stone cills to the sash style windows. The development has been designed so that all main windows face north to ensure no overlooking to the adjacent properties. The properties would be provided with small front gardens enclosed with railings, with defined refuse storage areas under a pitched roof porch. A covered cycle store is to be provided at the eastern end of the terrace to accommodate three of the four required secure storage spaces. Six short stay cycle parking spaces will also be provided on the site. A further long stay cycle store is to be provided at the western end of the terrace and will be accessed via a door on its southern elevation, however, a fixed doorway is shown facing onto Prince Alfred Street to add interest to the elevation. Two car parking spaces are provided at the eastern end of the terrace with access from the existing car park.

Relevant Planning History

K3851/3 use of premises as computer trading unit (Class B1) permitted 21.07.95. Personal Consent granted to enable the Local Planning Authority to control the future use of the land, given that there was no on-site parking.

K3851/4 demolition of existing building and erection of 5no. dwellings and cycle store withdrawn 6.4.05

K3851/5 demolition of existing building and erection of 5no. dwellings and cycle store refused 25.7.06

K3851/6 demolition of existing building and erection of 4no. dwellings with cycle store and car parking refused 24.05.07, appeal dismissed 23.01.08 due to the absence of a completed legal agreement or unilateral undertaking relating to the provision of open space, as required under Policy R/OS8

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1
 General Standards of Development within the Urban Area
 R/H1
 Allocation of land for housing
 R/H4
 Housing Densities
 R/DP6
 Landscape Design
 R/T2
 New Development
 R/T11
 Access and Parking
 R/OS8
 Recreational Space for New Residential Developments

Consultations

Traffic Management	No objection. Level of car and cycle parking acceptable. Relocation of lighting column and new dropped kerb for car parking spaces should be discussed with Hampshire Highways.
Streetscene (Waste & Cleansing)	No objection.
Building Control	Proposals, including fire service access, satisfactory.
Environmental Health (Pollution & Environment)	No indication of any possible contamination on records.

Response to Public Advertisement

1 letter of objection received

Issues raised: four dwellings is overdevelopment of site; orientation of dwellings to face South Street which is busy; inadequate car parking provision.

Principal Issues

1. The site is within an existing residential area and therefore the proposed development is acceptable, in principle. The main issues in this case are therefore the impacts of the proposal on the character and appearance of the area, the amenities of adjoining and prospective residents, traffic conditions in the locality and the provision of open space. The Inspector's decision in respect of the appeal against the Council's refusal of K.3851/6 is also a material consideration.

2. The site is close to the Stoke Road District Shopping Centre and Gosport Town Centre and is also within an area served by 8 plus buses per hour. The density of 210 dwellings per hectare is acceptable in this accessible location and accords with Policy R/H4 of the Gosport Borough Local Plan. In addition, the site is within walking distance of Foster Gardens and Gosport Park and the transport links to the open spaces in the town centre, and therefore the minimal provision of on-site private amenity space is acceptable in this instance. The development has been specifically designed to reflect the size, scale and detailing of the surrounding terraced houses and the stepping down of the roof helps to minimise the overall bulk. The highest point of the roof of the new dwellings would be 3 metres higher than the existing building, but the overall footprint of the

development is smaller. As such, I consider that the proposal represents an improvement on the existing building and will enhance the character and visual amenities of the locality. The proposed one-bedroomed units are not intended for family occupation and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. In reaching his decision on the planning appeal, the Inspector also considered that the design was acceptable and that the density of the development accorded with Policy R/H4 of the Gosport Borough Local Plan Review and the advice in PPS3 which encourages the efficient use of land in urban area

3. Whilst the south elevation of the development to eaves level would be 1 metre higher than the existing building, the development is located to the north of the existing dwellings in Prince Alfred Street and will therefore have no impact on the amount of sunlight available to those properties. Furthermore, the outlook from the rear of these properties, in particular, number 3, will be significantly improved. The imposition of a condition preventing the installation of any additional windows in the south elevation of the new dwellings will protect the privacy of residents to the south. The proposal will therefore not have a detrimental impact on the amenities of adjoining residents, in compliance with Policy R/DP1 of the Gosport Borough Local Plan Review. The Planning Inspector concluded that any additional visual impact from the increased height of the building would be outweighed by the advantages of the removal of the commercial use and the built element at the bottom of the garden of 3 Prince Alfred Street and that the development would not harm the living conditions of adjoining occupiers.

4. The previous occupier employed 5 staff that travelled to work by car and there were an average of 9 van deliveries to the premises per day. The proposed development is likely to generate less traffic and noise disturbance than the previous use and also makes provision for two on site parking spaces, whereas the commercial use had none. The proposed cycle parking provision complies with current standards and there is a public footpath separating the dwellings from the highway. As such the proposal complies with Policies R/T2 and R/T11 of the Gosport Borough Local Plan Review.

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

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and for 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 in terms of its scale and design and will not have a detrimental impact on the character and appearance of the area, or the amenities adjoining or prospective residents or traffic conditions in the locality. The development also makes satisfactory provision for outdoor playing space. As such the proposal complies with Policies R/DP1, R/DP6, R/H1, R/H4, R/T2, 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 and the proposed construction bond shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be implemented in accordance with the approved details.

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

3. Details of all boundary treatment, including the new boundary wall and railings, shall be submitted to, and approved by, the Local Planning Authority before any works above slab level are commenced. The boundary treatment shall thereafter be implemented and retained in accordance with the approved details.

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

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

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

5. The approved landscape 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.

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

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

7. 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.

8. 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 south elevation of the building, or additional windows constructed in the southern roof slope, 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: K17448/1
APPLICANT: Mr Richard Martin
DATE REGISTERED: 27.02.2008

**OUTLINE - PROPOSED REDEVELOPMENT TO PROVIDE 3no. 1 BEDROOM FLATS
WITH ACCESS FROM JAMAICA PLACE (CONSERVATION AREA)
Land Rear Of 21 & 23 Stoke Road Gosport**

The Site and the proposal

The application site is located on the southern side of Stoke Road towards its eastern end to the west of Joseph Street. It is within the Stoke Road Conservation Area and Stoke Road District Shopping Centre. The site is 9.2 metres wide and 15 metres deep and comprises a concrete surfaced yard containing a structurally unsound 1.8 metres high brick wall and a painted block built single storey lean to garage with a mono pitched corrugated roof situated to the rear of two shops, 21 and 23 Stoke Road, fronting Jamaica Place. The applicant also owns 19 Stoke Road, 1 Joseph Street, a ground floor flat, and the flat above known as 19a Stoke Road and 21a Stoke Road which is an existing first floor flat over 21 Stoke Road. Both these first floor flats are accessed from the surfaced yard. The windows in the first floor subservient projecting gabled elements serving 21a and 23 Stoke Road do not contain windows to habitable rooms.

The Stoke Road street frontage at ground floor level of 19, 21 and 23 Stoke Road are internally linked shops, with associated office and storage accommodation at first floor level, directly above 23 Stoke Road. The applicant has relocated the business to another site in Gosport and so the premises are currently empty. The buildings facing onto Stoke Road and Joseph Street are of traditional two storey construction with pitched roofs. Numbers 2 and 3 Joseph Street are relatively modern brick built two storey premises containing offices under pitched roofs. Number 3 Joseph Street contains an integral garage situated at the back edge of the footway accessed from Jamaica Place. Number 25 Stoke Road is a Chinese takeaway with ancillary residential accommodation at first floor level. It is separated from the application site by a 1.8 metres high brick boundary wall and has a one and a half storey fair faced block built storage building with a pitched roof and gabled end fronting onto Jamaica Place. There are further two storey commercial premises located on the north side of Stoke Road opposite the application site where there is a layby where limited car parking is permitted for up to 1 hour between the hours of 8am and 6pm. The same parking restrictions apply to the southern side of Stoke Road in this area. There is a layby on the southern side of Jamaica Place opposite the application site with landscaping beyond and a two storey flat roofed flat development known as Chester Court. Stoke Road is on a bus route and located 120 metres to the west of the Gosport Town Centre Principal Shopping Centre.

The application is in outline form with all matters reserved. It is for the demolition of the existing garage and boundary wall and erection of a two storey building with a pitched roof containing three self-contained one bedroom flats fronting Jamaica Place. The new building will be separated from the rear of 21 and 23 Stoke Road by a landscaped courtyard bounded by a new 2 metre high boundary wall containing a gate. This courtyard will provide some amenity space as well as an area for refuse and cycle storage. It will also provide access via a pedestrian walkway and the new gate to the residential properties above 19 and 21 Stoke Road and service access to the existing commercial properties of 19, 21 and 23 Stoke Road. The indicative floor plans show the 3 flats fronting Jamaica Place with one on the ground floor with an area identified for the parking of one car and service/pedestrian walkway passing under the building.

An indicative drawing of the front elevation to Jamaica Place has been submitted for information but does not form part of the application under consideration. It suggests a design for the building in red multi facing brick walls with blue brick detailing to the arches over the ground floor window and pedestrian walkway through the building under a pitched roof with roof tiles to match those on the adjoining building with red clay tiled ridges.

Relevant Planning History

K17448 outline partial redevelopment to provide residential accommodation comprising 3 new build apartments fronting Jamaica Place and conversion of part of the ground floor and first floor of existing property into 2 further apartments withdrawn 22.02.08

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/BH1
Development in Conservation Areas
- R/BH2
Demolition in Conservation Areas
- R/H4
Housing Densities
- R/S6
Residential Development at Ground Floor within Defined Shopping Centres
- R/T11
Access and Parking
- R/OS8
Recreational Space for New Residential Developments

Consultations

Traffic Management

The proposed parking space should be moved to the east to prevent a second car parking on the site and to provide adequate visibility for a vehicle exiting the site. Any revision to vehicular access to the site must be funded by the applicant following discussion with Hampshire Highways. The dedicated pedestrian route must be kept clear for the purpose of providing servicing access for the commercial property fronting Stoke Road. There is no objection to the low level of on site car parking provision. Given the reduced level of car parking on site cycle parking must be of the highest quality at to the level of the minimum requirements detailed within the Hampshire Parking Strategy and Standards for residents with additional facilities for visitors in convenient locations. The access to the site by bicycles has been improved by the creation of the pedestrian/service access route.

Streetscene (Waste & Cleansing)

Bin requirements for each flat are 1x140 litre domestic and 1x140 litre recycling bin. These bins will need pulling out adjacent to public highway in Jamaica Place for collection.

Building Control

Fire service access satisfactory.

The Gosport Society

no objection

Response to Public Advertisement

nil

Principal Issues

1. The application site is located within the Urban Area Boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The existing garage and walls, to be demolished, do not contribute to the character of the area and are of no architectural or historic interest therefore their removal complies with Policy R/BH2 of the Gosport Borough Local Plan Review. The proposal will not impact on the servicing arrangement to the existing retained commercial premises fronting Stoke Road in compliance with Policy R/S6 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the acceptability of the proposed density within a commercial area, whether the proposal will preserve or enhance the character and appearance of the Conservation Area, the impact on the amenities of nearby and prospective residents and the provision of car and cycle parking, refuse storage facilities and open space.
2. There are a number of other similar mixed residential uses located to the rear of commercial properties on this side of Stoke Road fronting Jamaica Place. Whilst the development will result in a density of 216 dwellings per hectare the site is located within easy walking distance of local facilities and bus routes on Stoke Road. In addition it is within a District Shopping Centre and close to the Gosport Town Centre Principal Shopping Centre. It will provide small dwellings in a location where higher densities are acceptable. Therefore this density complies with Policy R/H4 of the Gosport Borough Local Plan Review. The indicative design of the proposed building will fit in well with the general street scene of this part of the Stoke Road Conservation Area. The proposed materials and architectural detailing will be appropriate in this location. Details of the final design and the materials to be used will be conditioned to ensure the development will enhance the character and appearance of this part of the Stoke Road Conservation Area to comply with Policy R/BH1 of the Gosport Borough Local Plan Review.
3. Given the scale, siting and orientation of the building, and the fact that there are no windows to habitable rooms in the rear elevations of the projecting elements of the first floor to the adjacent Stoke Road properties there will be no detrimental impact in terms of loss of light or privacy to neighbouring occupiers. This is also the case with regard to the adjoining two storey office buildings located in Joseph Street. Similarly the relationship to the flats located set back on the southern side of Jamaica Place is acceptable and as such the development will not be detrimental to the amenities of adjoining residents.
4. The landscaped courtyard will only provide limited on-site amenity space for residents but in such a location this is not a reason to refuse a proposal that is considered acceptable in other respects. The site provides adequate storage facilities for refuse to the relevant capacity standards with collection from Jamaica Place.
5. This is an accessible location and whilst there will only be on-site parking provision for one car a lack of car parking cannot be sustained as a reason for refusal. There is adequate space within the site to ensure secure long stay cycle provision and short stay visitor cycle parking provision to minimum standards for this development. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.
6. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8 of the Gosport Borough Local Plan Review for the 3 units of accommodation. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Outline Consent

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. The development will be acceptable within the overall street scene and enhance the character and appearance of the Conservation Area, and will not have a detrimental impact on the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/BH1, R/BH2, R/H4, R/S6, 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 either before the expiration of three years from the date of the grant of this outline permission, or the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved whichever is the later date.

Reason - To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

2. In the case of any reserved matter, application for approval must be made not later than the expiration of three years beginning with the date of the grant of this outline planning permission.

Reason - To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

3. Details relating to the access, appearance, landscaping, layout and scale of the proposed development, hereinafter called "the reserved matters", shall be submitted to, and approved by, the Local Planning Authority before the development hereby permitted is commenced.

Reason - Such details have yet to be submitted, and to comply with Policies R/DP1, R/DP6, R/T10, R/T11 and R/ENV14 of the Gosport Borough Local Plan Review.

4. Details of all external facing and roofing materials including details of the materials to be used for the construction of the windows and doors 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 dwelling is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. The development hereby permitted shall not be brought into use until areas for the parking of a vehicle for the proposed development and the pedestrian/servicing walkway to the existing Stoke Road properties, shall have been provided, and the areas shall be surfaced and subsequently retained, and kept available at all times for these purposes in accordance with a detailed scheme to be agreed in writing by the Local Planning Authority. The submitted scheme shall also provide details of the proposed footway crossing.

Reason - In the interests of highway safety and to ensure adequate car parking and servicing access is provided and retained, and to comply with Policies R/DP1, R/S6 and R/T11 of the Gosport Borough Local Plan Review.

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

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

7. Details of all boundary treatment including any gate, shall be submitted to, and approved by, the Local Planning Authority before any works above slab level are commenced and the boundary treatment shall thereafter be implemented and retained in accordance with the approved details.

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

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

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

ITEM NUMBER: 08.
APPLICATION NUMBER: K13143/1
APPLICANT: Harway Construction Ltd
DATE REGISTERED: 21.02.2008

**DEMOLITION OF GARAGE AND ERECTION OF TWO STOREY 3 BEDROOMED
DETACHED DWELLING WITH ASSOCIATED PARKING AND AMENITY SPACE (as
amended by plan received 2.04.08)**
Land To The Rear of 26 Bracklesham Road Gosport Hampshire PO13 0EN

The Site and the proposal

The application site is located within the rear garden of Number 26 Bracklesham Road, to the east of Withies Road. There is a service road on the northern side of the plot which ends part way along the rear boundary of Number 26.

Number 26 Bracklesham Road is an end of terrace property constructed from red brick with a rendered first floor to the front and rear elevations. The property has a pitched roof of grey interlocking tiles and a rear garden approximately 20 metres long. The garden is bordered on its south western side (facing Withies Road) by a 2 metre high brick wall. There is a substantial pitched roofed detached garage at the end of the garden which has a footprint of 22 metres and an overall height of 4 metres.

It is proposed to demolish the garage and erect a two storey 3 bedroomed dwelling. Outline consent was granted for the erection of a detached dwelling at this site in 2005. The proposed dwelling will front Withies Road and has been designed with a tiled pitched roof and subservient hipped roof element on the front elevation. There is a ground floor window and two first floor windows in the front elevation while the rear elevation will contain a set of double patio doors and a window at ground floor level and two windows at first floor level. There are no first floor windows in either side elevation.

Amenity space is provided to the rear of the property and measures approximately 6 x 10 metres. Number 26 will retain a rear garden of approximately 8 x 14 metres. A new 1.8 metre high fence will subdivide the two plots (with the fence tapering down to a height of 0.6 metres at its western end).

The proposal will provide a single car parking space for the proposed dwelling as well as a new parking space for the existing dwelling. A new double dropped kerb is proposed in order to access these spaces. A section of the existing brick wall fronting Withies Road is to be demolished in order to facilitate the access. The wall will be splayed at the vehicular entrances and tapers down to a height of 0.6 metres.

The applicant has provided facilities for the secure storage of bicycles in the rear garden and space has also been allocated for the storage of refuse bins. However, provision has not been made for short stay/visitor cycle parking facilities.

To the north west of the site are numbers 2 and 4 Landon Road, a pair of two storey semi detached dwellings with rear gardens approximately 20 metres long. There is a separation distance of approximately 20 metres between the rear elevations of these dwellings and the north western elevation of the proposed house.

Relevant Planning History

K16917 outline application erection of detached dwelling with associated parking outline consent permitted 27.07.05
K13143 erection of garage permitted 24.10.88

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/H4

Housing Densities

R/DP3

Provision of Infrastructure, Services and Facilities

R/T4

Off-site Transport Infrastructure

R/OS8

Recreational Space for New Residential Developments

R/T11

Access and Parking

Consultations

Traffic Management

Principle of access approved at outline stage. The proposal includes parking reprovision for the existing house and satisfies the Council's maximum car parking standards. The detail of the vehicular access would need to be discussed with Hampshire Highways.

Boundary treatments along the frontage of the property must be no higher than 600mm. Where the boundary between the new and existing dwelling is 1.8 metres (or adjacent to any parking space) the wall should be splayed at the entrance (2.4 x 2.4 metres) to provide a level of intervisibility between vehicles exiting the driveway and pedestrians.

Cycle parking must be provided to minimum levels as detailed in the Hampshire Parking Strategy and standards for both residents and visitors

Streetscene (Waste & Cleansing)

Bin requirements: 1x240 litre recycling bin and 1x240 litre domestic bin to be placed adjacent to Withies Road for collection.

Building Control

Proposal including fire service access appears satisfactory.

Response to Public Advertisement

2 letters of representation

Issues raised: overlooking; loss of light

Principal Issues

1. The site is located within the Urban Area where the principle of residential development is acceptable provided that the details accord with Policy R/DP1 of the Gosport Borough Local Plan

Review. Outline consent has been granted at this site for the erection of a detached dwelling and this is therefore a material consideration in the determination of this application. Further issues to consider are the acceptability of the proposed development in terms of design and density, the impact on the visual amenity of the locality, the amenities of adjoining and prospective occupiers, the adequacy of servicing/parking arrangements and the provision for cycle parking, refuse storage, open space and transport contributions.

2. The proposed new dwelling will increase the density of the site from approximately 29 to 57 dwellings per hectare (dph) which exceeds the recommended density of 30-50 dwellings per hectare, as stated in Policy R/H4 of the Local Plan Review. However, the site is located a short distance from the Rowner Road Local Shopping Centre and therefore the density of 57 dph is acceptable.

3. The proposed dwelling would have a frontage with a main road which is reflective of the other properties in the locality. It is set back from the public highway by 3.5 metres and due to its alignment with the adjacent properties, the development will not form an incongruous feature in the streetscene. The dwelling has a simple pitched roof design and will not have a detrimental impact the visual amenity of the locality. It therefore accords with Policy R/DP1 of the Local Plan Review.

4. Careful consideration has been given to the design of the house to prevent direct overlooking from the north western and south western elevations. Whilst there are first floor windows in the rear elevation, I do not consider that they will increase the propensity to overlook the rear gardens of the adjacent properties over and above that which currently exists. In light of the above and subject a condition restricting the installation of first floor windows in the side elevations, there will not be a detrimental impact on the amenities of the occupiers of any adjoining residence in terms of loss of privacy. Whilst the proposal may result in a minor loss of direct sunlight to the southern ends of the rear gardens of numbers 2-6 Landon Close, there will be no loss of light to the windows of any adjacent residence. The proposal will therefore not be detrimental to the living conditions of any adjoining neighbour.

5. The proposed plot defines off road parking in the form of a single parking space which is an appropriate provision for a three bedroomed dwelling and is reflective of the other dwellings in the locality. A new parking space has also been provided for the existing dwelling. The allocated spaces are sited appropriately to ensure vehicles are able to park without overhanging the adjacent highway and the boundary treatment is tapered to ensure there is adequate intervisibility between vehicles exiting the site and other users of the public highway. The use of splayed entrances assists visibility and ensures that there is sufficient manoeuvring space for safe, convenient access. Secure cycle parking facilities and adequate refuse storage facilities have been provided and are appropriately located. Although the applicant has not indicated any provision for short stay visitor cycle parking, there is sufficient space on site to accommodate this facility, the details of which can be secured by condition. In light of the above, the development accords with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

6. The divided garden provides adequate useable amenity space for both the existing and proposed property and the applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and transport/highway improvements. The proposal therefore complies with Policies R/OS8, R/DP3 and R/T4 of the 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.
2. The payment of a commuted sum towards transport/highway improvements.

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 is acceptable in this location. Due to its appropriate design, density and layout, the development will not have a detrimental impact on the visual amenity of the area, or the amenities of neighbouring or prospective occupiers or highway conditions in the locality. Adequate provision is made for open space, cycle and refuse storage. As such, the development complies with Policies R/DP1, R/H4, R/DP3, R/OS8, R/T4 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. 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 and the development shall thereafter be constructed in accordance with the approved details.

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

3. 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, fencing or other means of enclosure shall be placed or permitted to remain on the land hatched green on the approved plan other than those shown on the approved plans.

Reason - To protect the amenities of the area and in the interests of highway safety, and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

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

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

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

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

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

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or and Order revoking or re-enacting that Order), no first floor windows shall be constructed in north western or south eastern elevations of the dwelling, hereby permitted, 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 Council Local Plan Review.

ITEM NUMBER: 09.
APPLICATION NUMBER: K14252/1
APPLICANT: Mr Martin Clarke
DATE REGISTERED: 14.01.2008

ERECTION OF REAR CONSERVATORY
64 Carnarvon Road Gosport Hampshire PO12 3QS

The Site and the proposal

The application property is the eastern half of a pair of semi detached dwellings located on the northern side of Carnarvon Road at the junction with Lyndhurst Road. The dwelling has been constructed with a pebble dashed render under a tiled pitched roof. The rear garden is approximately 20 metres long and is bordered on its western side by 1.5 metre high fencing and on its eastern side by a 1.8 metre high brick wall with inset wooden panels. To the rear of the garden is a service road providing access to the rear gardens of numbers 64-70 Carnarvon Road as well as the properties on Lyndhurst Road and Ann's Hill Road. All the dwellings along this section of Carnarvon Road have 1.5 metre deep lean-to elements on the rear elevations which serve as toilets/ bathrooms and many have rear conservatories/ extensions. The adjoining dwelling to the west, number 66, has a small lean-to rear conservatory on the western side of the rear elevation and a single ground floor window in the same elevation.

It is proposed to erect a conservatory on the rear elevation of the property. The conservatory will contain windows in all elevations. The windows in the western elevation will be high level and obscure glazed only. It is proposed to include a set of double doors in the northern elevation providing access to the rear garden. The existing lean-to element on the rear elevation is to be retained and incorporated into the design. The proposed conservatory will have an overall depth of 4 metres and will be 3.2 metres at its highest point.

Relevant Planning History

K14252 erection of garage/workshop permitted 18.10.93

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

nil

Response to Public Advertisement

1 letter of objection
Issues raised - height of conservatory wall; loss of light and views; proposal will devalue number 66.

Principal Issues

1. The possible impact of a development on property values is not a planning consideration nor is the right to a view. The main issues in this case therefore are the acceptability of the design of the proposal and the impact it will have on the amenities of the occupiers of the adjoining dwelling in terms of loss of light, outlook and privacy.

2. The proposed conservatory has a simple design and will be built using matching brick. There are a variety of conservatories in the area and the development will not have a detrimental impact on the appearance of the property or the visual amenity of the locality.

3. Due to the boundary treatment at the site and the fact there are high level windows only in the western elevation, the proposed conservatory will not have a detrimental impact on the amenities of the occupiers of number 66 in terms of loss of privacy. Given the orientation of the dwellings, the height of the existing fencing at the site and the fact the roof of the conservatory slopes away from number 66, the development will not cause an unacceptable loss of light or outlook for existing or future residents of this dwelling. As such, the proposal complies with Policies R/DP1 and R/DP7 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 development as proposed is acceptable in this location. It is of an appropriate design and will not have a detrimental impact on the amenities of the occupiers of the adjoining dwellings. As such, it 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. 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.

ITEM NUMBER: 10.
APPLICATION NUMBER: K17507
APPLICANT: Mr & Mrs Upton
DATE REGISTERED: 30.01.2008

**ERECTION OF TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE AND REAR
EXTENSION AND OPEN SIDED FRONT PORCH**
26 Leamington Crescent Lee-On-The-Solent Hampshire PO13 9HN

The Site and the proposal

The application property is a two storey detached dwelling located on the western side of Leamington Crescent. The property has been constructed from red brick and pebble dashed render under a tiled pitched roof and is of similar design to many other dwellings in the locality. The rear garden is approximately 30 metres long and is bordered on all sides by wooden fencing and shrubs. To the west of the site is a playing field, accessed via Broom Way.

The adjoining properties, numbers 24 and 28, are both two storey detached dwellings. Number 24 (to the north) has a single storey flat roof extension on the rear elevation which contains no windows in the southern elevation facing the application site. However, there are ground floor windows and a single first floor window (obscure glazed) in the property's original southern elevation. There is a pitched roofed garage adjacent to the southern boundary which is attached to the northern elevation of the garage at number 26.

Number 28 (to the south) has a single storey lean-to extension on the rear elevation which contains no windows in the northern elevation facing the application site. The property does, however, contain ground and first floor windows in the original northern elevation.

It is proposed to erect a two storey rear extension, a single storey side/rear extension and an open sided front porch. The proposed two storey rear extension is of hipped roof design and extends 3.6 metres beyond the property's original rear elevation. The extension will contain first floor windows in the western, northern and southern elevations. It is indicated on the plans that the first floor window in the southern elevation will be non-opening and fitted with obscure glass. There will be a set of double doors in the ground floor of the rear elevation with ground floor windows in the northern and western elevations. The single storey side/rear extension will be located on the south western corner of the two storey addition and will extend a further 1.5 metres into the rear garden. It will contain a set of double doors and two windows in the rear elevation and single windows in the northern and eastern elevations. The proposed front porch is of lean-to design and will be positioned on the northern side of the front elevation. The porch is open on all sides with the roof supported by two timber posts.

A new replacement door is to be installed in the original northern elevation of the property and it is proposed to install a first floor obscure glazed window (serving a bathroom) in the same elevation. A first floor window has recently been installed in the southern elevation of the dwelling, prior to the submission of this application. The windows in the front elevation of the dwelling are also to be replaced.

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

nil

Response to Public Advertisement

1 letter of representation

Issues raised: Loss of privacy from recently installed first floor window in southern elevation;
proximity of the proposed works to number 28; impact on the foundations; Party Wall Act

Principal Issues

1. The recently installed window in the first floor of the southern elevation does not require planning permission by virtue of Class A.1(d), Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 and cannot therefore be considered in the determination of this application. The impact of the proposed development on the foundations of adjoining dwellings and issues related to the Party Wall Act are not planning considerations. Therefore the main issues in this case are the acceptability of the design of the proposal and the impact it will have on the visual amenity of the locality and the amenities of the occupiers of the adjoining dwellings.

2. The proposed porch is set back from the highway and due to its limited dimensions, will not form an over prominent feature in the streetscene or have a detrimental impact on the appearance of the property. The proposed two storey rear extension and single storey side/rear extension have simple hipped roof designs and will not be easily visible from the public highway. As such, they will not have a detrimental impact on the appearance of the dwelling or the visual amenity of the locality. The introduction of timber cladding is reflective of other dwellings in the area and is acceptable.

3. The use of a hipped roof helps to reduce the overall mass of the two storey extension and therefore it's potential to overshadow the adjoining dwellings. The two storey extension is set off the boundary with number 24 by 3 metres and off the boundary with number 28 by 2.1 metres. The single storey side/rear extension is set off the boundary with number 28 by 0.2 metres with the roof sloping away from this dwelling. In light of this, and due to the position of the pitched roofed garages and the fact the proposed extensions do not extend beyond the rear elevation of the rear addition at number 28, there will not be a detrimental impact on the amenities of the occupiers of either adjoining dwelling in terms of loss of light or outlook. Due to the position of the proposed and existing windows and the height of the shrubs and fencing at the site, the proposal will not have a detrimental impact on the amenities of the occupiers of numbers 24 or 28 in terms of loss of privacy. In the interests of mutual privacy it is proposed to attach a condition requiring the first floor window in the southern elevation of the two storey extension to be non-opening and fitted with obscure glass.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act and all other material considerations, the development as proposed by reason of its design, location and orientation, will not have a detrimental impact on the amenities of the occupiers of the neighbouring properties or the visual amenity of the area. 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. 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. The window at first floor level in the southern elevation of the two storey extension 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.

ITEM NUMBER: 11.
APPLICATION NUMBER: K14129/27
APPLICANT: Dean & Reddyhoff Ltd
DATE REGISTERED: 05.03.2008

**EXTENSION OF EXISTING PONTOONS (WITH INSTALLATION OF 6 NO. STEEL PILES)
TO ACCOMMODATE OCEAN GOING YACHTS**
Haslar Marina Haslar Road Gosport Hampshire PO12 1NU

The Site and the proposal

The application site is within the existing Haslar Marina mooring area located to the south east of Haslar Road.

The proposal is to extend one of the existing pontoon arms to provide berthing facilities for five Open 60 yachts. The works involve a total of 115 metres of new pontoons and the installation of 6 hollow steel piles. It is estimated that implementation of the works will take approximately 2 weeks.

A Method Statement has been submitted in support of the application which indicates that all works will be below Mean High Water and will take place outside of the over-wintering period. The Statement also confirms the use of vibro equipment to install the piles, which has less of an environmental impact than driving them, and that no additional dredging will be required.

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/OS10
Protection of Areas of International Conservation Importance
- R/OS11
Protection of Areas of National Nature Conservation Importance
- R/OS1
Development Outside of the Urban Area
- R/CH1
Development within the Coastal Zone
- R/CH5
Moorings
- R/DP1
General Standards of Development within the Urban Area

Consultations

Traffic Management	no objection
Crown Estate Office	no objection
DEFRA	no response
Queen's Harbour Master	no objection
Environment Agency (Hants & IOW)	No objection. Supports timing condition so that works avoid the over-wintering period and suggests an informative relating to

works in, over or under a watercourse.

Natural England

Proposal is unlikely to have a significant effect on the interest features of the adjacent SPA/Ramsar site and therefore does not require Appropriate Assessment provided conditions are attached to control the timing of the works, the method of piling and to ensure no dredging is undertaken. Furthermore the SSSI is unlikely to be adversely affected provided a condition is attached preventing any equipment, materials or machinery being stored within the SSSI/SPA.

Response to Public Advertisement

nil

Principal Issues

1. The application site falls outside of the Urban Area boundary and is within the Coastal Zone, as defined by the Gosport Borough Local Plan Review. The site is also adjacent to Haslar Lake/Portsmouth Harbour Special Protection Area/Ramsar Site/Site of Special Scientific Interest (SSSI). The proposals are in keeping with the existing recreational marine oriented use of the site, therefore, the principle of the proposal is acceptable within the context of Policy R/OS1 of the Local Plan Review. However, this exception to the normal constraint for development outside of the Urban Area Boundary requires the proposal to meet the normal development control criteria set out in Policy R/DP1 of the Local Plan Review. The main issues in this case are therefore the impacts on the nature conservation interests of Haslar Lake/Portsmouth Harbour SPA/Ramsar/SSSI and the character and appearance of the coast.

2. Conditions have been attached to control the timing of the works, the type of piling to be used and to prevent any dredging taking place or equipment, materials or machinery being stored within the SSSI/SPA. On this basis the proposal will not have a harmful affect on the nature conservation interests of the adjacent SPA/Ramsar Site/SSSI, in accordance with Policies R/OS10, R/OS11, R/CH5 and R/DP1 of the Gosport Borough Local Plan.

3. The pontoons and piles are located below Mean High Water, adjacent to the existing marina moorings, and will be in keeping with the existing structures in the locality. As such the proposals will not have a detrimental impact on the character or appearance of the coast, or landward or seaward views, in accordance with Policies R/CH1, R/CH5 and R/DP1 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 is an acceptable recreational use outside of the Urban Area Boundary and will not be detrimental to landward or seaward views, or the character and appearance of the coast, or the interests of nature conservation. As such, the development complies with Policies R/DP1, R/CH1, R/CH5, R/OS1, R/OS10 and R/OS11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

2. No piling works shall take place during the waterfowl over wintering period, being from 1 October until 31 March.

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

3. The piles shall be installed using a non-percussive method in order to minimise disturbance to over-wintering waders and waterfowl and migrating fish species.

Reason - To protect the interest features of the adjacent SPA/Ramsar Site/SSSI and to comply with Policies R/OS10 and R/OS11 of the Gosport Borough Local Plan Review.

4. No equipment, materials or machinery to be stored within the SSSI/SPA.

Reason - To protect the interest features of the adjacent SSSI/SPA and to comply with Policies R/OS10 and R/OS11 of the Gosport Borough Local Plan Review.

5. No dredging shall take place as part of this proposal.

Reason - To protect the interest features of the adjacent SPA/Ramsar Site/SSSI and to comply with Policies R/OS10 and R/OS11 of the Gosport Borough Local Plan Review.