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Monday, 9 June 2008

S U M M O N S

MEETING: Regulatory Board
DATE: 17 June 2008
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Joe Martin

BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Hicks (Chairman)
Councillor Carr (Vice Chairman)

Councillor Allen	Councillor Forder
Councillor Mrs Bailey	Councillor Geddes
Councillor Carter	Councillor Mrs Searle
Councillor Dickson	Councillor Miss West

The Mayor (Councillor Kimber) (ex officio)
Chairman of Policy and Organisation Board (Councillor Smith) (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
PART A ITEMS

Recommended
Minute Format

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

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

3. MINUTES OF THE MEETING OF THE BOARD HELD ON 20 MAY 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, 13 June 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, 13 June 2008).

6. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 – 37/1)*

PART II
Contact Officer:
Pat Aird
Ext 5328

7. ANY OTHER ITEMS

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

A MEETING OF THE REGULATORY BOARD

WAS HELD ON 20 MAY 2008

The Mayor (Councillor Kimber) (ex-officio), Chairman of the Policy and Organisation Board (Councillor Smith) (ex-officio), Councillors Allen (P), Mrs Bailey (P), Carr (P), Carter (P), Dickson, Forder (P), Geddes (P), Hicks (P), Mrs Searle (P) and Miss West (P).

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

5 APOLOGIES

Apologies for inability to attend the meeting were received on behalf of the Mayor, the Chairman of the Policy and Organisation Board and Councillor Dickson.

6 DECLARATIONS OF INTEREST

- Councillors Carter, Allen and Philpott declared Personal and Prejudicial interests in item 7 (Historic Buildings Grant Offer - Court Barn Conservative Club, Court Barn Lane, Lee)
- Councillor Forder declared a Personal and Prejudicial interest in item 8/05 (St Mary's Junior Sailing Club, Clayhall Road, Gosport)
- Councillor Mrs Searle declared a Personal and Prejudicial interest in item 8/06 (179 Forton Road, Gosport)

7 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meetings held on 15 April 2008 and 15 May 2008 be approved and signed by the Chairman as true and correct records.

8 DEPUTATIONS

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

- Item 6 – K7022/17, K7022/16 and K7022/15 – Gosport War Memorial Hospital
- Item 8/01 – K3815/1 – 58 Southcroft Road
- Item 8/05 – K4244/3 – St Mary's Junior Sailing Club, Clayhall Road

9 PUBLIC QUESTIONS

No public questions had been received.

PART II

10 GOSPORT WAR MEMORIAL HOSPITAL PLANNING APPLICATIONS

K7022/15 – Erection of single storey glazed entrance lobby and external entrance canopy

K7022/16 – Erection of single storey extension to X-ray department

K7022/17 – Erection of two storey detached GP surgery

Consideration was given to a report of the Development Services Manager (a copy of which is affixed in the Minute Book as Appendix 'A') which presented to Members the above planning applications submitted on behalf of the Hampshire Primary Care Trust (PCT) for the Gosport War Memorial Hospital site.

Councillor Edgar, Alverstoke Ward Councillor, was invited to address the Board. Councillor Edgar spoke about the reorganisation of health care services in the area and the consequences that would arise from such a shift in resources. He explained that the Primary Care Trust had made a succession of mistakes and misjudgements which had led to a widespread lack of confidence in the accuracy of their statements and added that the PCT were now reviewing their capacity map for the area further proving that they themselves had concerns over the viability of their proposals for providing an acceptable health service for the Borough. Councillor Edgar informed the Board that although the PCT had intended to shift health services from Haslar hospital to the Queen Alexandra hospital, this had not yet been possible for a number of reasons and the quantity of operations carried out at Haslar had in actuality increased. It was further noted that 80,000 – 120,000 patients visited Haslar hospital each year, with concern expressed that when services were moved to the War Memorial hospital there would be a significant negative impact on traffic and the surrounding highways and consequently the profitability of businesses positioned in the town centre. Councillor Edgar advised the Board that he had received a number of complaints from residents regarding the relocating of the War Memorial GP Surgery to Bury Road last year.

Members asked Councillor Edgar for his opinion on the Travel Assessment provided by the PCT and were advised that he believed the projected increase in traffic of only 17 vehicles a day to be fanciful. He added that although the removal of phlebotomy appointments to surrounding GP Surgeries would ease pressure on the highways, there had been increasing speculation that phlebotomy appointments would have to return to the hospital in the future, a position that the PCT themselves acknowledged to be unacceptable considering the huge number of vehicle movements that would result in each day. Officers clarified some of the traffic movement figures for Members and advised that the application would not be acceptable without a Travel Plan, which was yet to be received, and as such a condition to this effect was written into the report of the Development Services Manager.

Members were concerned that there was no Travel Plan provided with the application even though a decision on two of the applications in question had been deferred at the 17 July 2007 Regulatory Board meeting pending the submission of a Transport Assessment and Travel Plan. The Board indicated at the time that until such information was available they would not be prepared to consider the applications. As there was still no Travel Plan

available Members were not minded to approve the application, nor were they convinced on the accuracy of the information contained within the Traffic Assessment.

As Members were concerned there would be a detrimental impact on the traffic conditions in the locality, as well as being concerned about the quality of the Traffic Assessment and lack of the required Traffic Plan, Members were minded to refuse the application. It was therefore moved that the application be refused as it would have a detrimental impact on traffic conditions in the locality and the amenity of residents by reason of an increase in the use of the private car and a lack of adequate car parking provision, contrary to policies R/T2, R/T11 and R/DP1; a vote was taken and the application was refused.

RESOLVED: That planning applications K7022/15, K7022/16 and K7022/17 – Gosport War Memorial Hospital, Privett Road, Gosport be refused for the following reason.

- i. Insufficient information has been submitted to demonstrate that the development proposed, which will facilitate the re-provision of services at Gosport War Memorial Hospital following the closure of the Royal Hospital Haslar, will not have a detrimental impact on traffic conditions in the locality and the amenity of adjacent residents by reason of an increase in the use of the private car and a lack of adequate car parking facilities. As such the proposal is contrary to Policies R/T2, R/T11 and R/DP1 of the Gosport Borough Local Plan Review.

11 HISTORIC BUILDINGS GRANT OFFER

Note: Councillors Allen, Carter and Philpott declared Personal and Prejudicial interests in this item, left the meeting room and took no part in the discussion or voting thereon.

Consideration was given to a report of the Development Services Manager (a copy of which is affixed in the Minute Book as Appendix 'B') requesting approval for the offer of an historic buildings grant towards the restoration of 10 windows in Court Barn Conservative Club.

RESOLVED: That the offer of an historic buildings grant to the Court Barn Conservative Club of £1,683 or 15% of the final costs, whichever is the lesser sum, be approved

PART II

12 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 affixed in the Minute Book as Appendix 'C').

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

13 K3815/1 - ERECTION OF A FIRST FLOOR EXTENSION TO CREATE TWO 1 BEDROOM FLATS WITH ASSOCIATED PARKING AMENITY AREA CYCLE/BIN STORAGE AND SEPARATION OF FIRST FLOOR FLAT FROM SHOP AND ERECTION OF DORMER
58 Southcroft Road Gosport Hampshire PO12 3LE

Mr Lodge, 56 Southcroft Road, was invited to address the Board in objection to the application. Mr Lodge explained that he was not opposed to the principle of development on the site, but believed that the proposal to create two 1 bedroom flats was unacceptable at the location. He felt that the proposal would be out of keeping with the surrounding area and have negative highway implications with regard to the possible increase in traffic and the impact the development would have on established loading movements and the access of emergency services. Mr Lodge added that there had been confusion between local residents surrounding the application as some had recently been provided with plans by the applicant and were led to believe that the above proposal would not be put forward for consideration.

RESOLVED: That planning application K3815/1 – 58 Southcroft Road, Gosport be refused for the following reasons:

- i. The proposed development by reason of its design and density 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 and R/H4 of the Gosport Borough Local Plan Review.
- ii. The proposed development provides an insufficient level of parking which is likely to result in overspill parking in the adjoining roads to the detriment of highway safety. It does not therefore comply with Policy R/T11 of the Gosport Borough Local Plan Review.
- iii. The proposed first floor rear extension, by reason of its height, depth and overall mass would be detrimental to the amenities of the occupiers of the adjoining dwellings by reason of loss of light and outlook and overshadowing. As such, it would be contrary to Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.
- iv. The proposed dwelling would have no useable private amenity space contrary to the guidelines for residential development contained within Appendix B of the Gosport Borough Local Plan Review. It does not provide the required outdoor playing space or highway/infrastructure provision, nor the payment of a commuted sum in lieu of the provision, contrary to Policies R/OS8, R/T4 and R/DP3 of the Gosport Borough Local Plan Review.

**14 K5160/3 - CHANGE OF USE TO USE CLASS A5 AND ERECTION OF EXTERNAL EXTRACTION SYSTEM (CONSERVATION AREA)
12 South Street Gosport Hampshire PO12 1ES**

Members were informed that the letter of objection referred to in the report of the Development Services Manager had been withdrawn. A letter of support had now been received which stated that the proposal was suitable as the premises were currently empty and the new owners would help enhance the local environment as well as helping to attract more custom to the area.

RESOLVED: That planning application K5160/3 – 12 South Street, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to 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. The proposal will preserve the character and appearance of the Conservation Area and will not adversely affect the amenities of nearby residents through noise or smell generation or traffic and parking conditions in the locality. As such, the proposal complies with Policies R/DP1, R/S3, R/BH1, R/T11, R/ENV1 and R/ENV10 of the Gosport Borough Local Plan Review.

**15 K17527 – CHANGE OF USE FROM A1 TO A5 AND INSTALLATION OF EXTERNAL FLUE SYSTEM
190 Nobes Avenue Gosport Hampshire PO13 0HY**

RESOLVED: That planning application K17527 – 190 Nobes Avenue, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed change of use is acceptable in this location. The development will not adversely affect the amenities of nearby residents through noise or smell generation or traffic and parking conditions in the locality. As such, the proposal complies with Policies R/DP1, R/S4, R/T11 and R/ENV10 of the Gosport Borough Local Plan Review.

**16 K8250/30 - ERECTION OF SINGLE STOREY SIDE EXTENSION TO WEST ELEVATION, INSTALLATION OF AIR CONDITIONING PLANT AND ROOF MOUNTED PROTECTION RAILS, AND MINOR WORKS TO CAR PARK (as amplified by letter dated 27.03.08)
Asda Stores Ltd Dock Road Gosport Hampshire PO12 1SH**

RESOLVED: That planning application K8250/30 –Asda Stores Ltd, Dock 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 will make a contribution to the local economy and will not be detrimental to the vitality or viability of the Town Centre. It is of an appropriate design and will not be detrimental to the visual amenities of the area or adversely affect the amenities of nearby residents through noise generation or impact on the car parking and servicing arrangements. Adequate provision is made for cycle parking. As such the proposal complies with Policies R/DP1, R/DP7, R/EMP3, R/S2, R/T3, R/T11, R/ENV1 and R/ENV10 of the Gosport Borough Local Plan Review.

**17 K4244/3 - ERECTION OF 2 NO.TIMBER BOAT STORAGE BUILDINGS TO REPLACE EXISTING BOAT STORAGE BUILDINGS TO BE DEMOLISHED (CONSERVATION AREA)
St Mary's Junior Sailing Club Clayhall Road Gosport Hampshire**

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

Paul Dowsett, Chairman of the Sailing Club, was invited to address the Board in support of the application. Mr Dowsett wished to clarify that the intention of the proposal was not to facilitate an escalation of the service offered to the community. There were currently 50 members of the club and the new buildings were necessary purely to provide secure boat storage and protection from the weather. In answer to a Member's question, Mr Dowsett clarified that there would be no increase in use adding that the club was run by volunteers and was subject to strict health and safety requirements. The footprint of the buildings would be double the size of the existing as there was inadequate provision to store 15 boats at present, and there would be no noticeable increase in the height of the buildings.

Officers clarified that approving the application would in no way set a precedent for development on Stokesmead Field due to the nature of the proposal and because any future application for development on Stokemead Field would have to be considered on its own merits in the light of relevant planning policies at the time.

RESOLVED: That planning application K4244/3 – St Mary's Junior Sailing Club, Clayhall Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the proposal is 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. The design of the buildings is appropriate and acceptable in this location and the development will preserve the character and appearance of the Conservation Area and its setting. As such, the development complies with Policies R/DP1, R/BH1, R/BH2, R/OS1, R/OS3, R/OS4, R/OS10, R/OS11, R/CH1 and R/ENV1 of the Gosport Borough Local Plan Review.

18 K7888/4 - INSTALLATION OF REPLACEMENT SHOP FRONT WITH SECURITY GATE AND WINDOW GRILLS
179 Forton Road Gosport Hampshire PO12 3HB

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

RESOLVED: That planning application K7888/4 – 179 Forton 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 design of the development proposed is acceptable in this location and will not be detrimental to the visual amenities of the area. As such the proposal complies with Policies R/DP1, R/S5 and R/S9 of the Gosport Borough Local Plan Review.

19 K15231/2 - REGULATION 3 - ERECTION OF BOW TOP FENCING AND PEDESTRIAN ACCESS GATE
4 - 38 Trinity Close Haslar Road Gosport Hampshire PO12 1HP

RESOLVED: That planning application K15231/2 – 4 – 38 Trinity Close, Haslar 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 will not have a detrimental impact on the appearance of the building, the visual amenity of the locality or the amenities of the occupiers of adjoining properties. As such, the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

The meeting commenced at 6pm and concluded at 7.30pm

Chairman

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

17th June 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.

INDEX				
<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	3	K17557	Highways Verge Carisbrooke Road (outside The Carisbrooke Arms), Near Junction The Curve, Bridgemary, Gosport, Hants., PO13 0AJ.	Grant Permission
02.	6	K8131/1	14 Elmhurst Road Gosport Hampshire PO12 1PG	Grant Permission
03.	8	K17528	21 Anthony Grove Gosport Hampshire PO12 4AR	Grant Permission
04.	11	K13656/1	25 Long Water Drive Gosport Hampshire PO12 2UP	Grant Permission
05.	13	K9829/2	Land At 31 Bury Close Gosport Hampshire	Refuse
06.	16	K17327/1	Land Rear Of 1-7 Rowallan Avenue Gosport Hampshire	Grant Permission
07.	19	K844/1	2 St Edwards Road Gosport Hampshire PO12 1PP	Refuse
08.	22	K6381/6	144 - 146 High Street Lee-On-The-Solent Hampshire PO13 9DD	Grant Permission
09.	25	K16265/2	Land Adjacent To 36 Cavanna Close Gosport Hampshire PO13 0PE	Refuse
10.	28	K15150/5	Garland Court Forton Road Gosport Hampshire PO12 4TR	Grant Permission
11.	31	K1810/2	58 Fareham Road Gosport Hampshire PO13 0AE	Refuse
12.	35	K9383/14	Huhtamaki (UK) Ltd (North Site) Rowner Road Gosport Hampshire PO13 0PR	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K17557
APPLICANT: Vodafone
DATE REGISTERED: 07.05.2008

**GPDO PART 24 CONSULTATION - ERECTION OF 12M MONOPOLE
TELECOMMUNICATION MAST WITH 2M SHROUDED ANTENNA AND ASSOCIATED
CABINET**

**Highways Verge Carisbrooke Road (outside The Carisbrooke Arms), Near Junction
The Curve, Bridgemary, Gosport, Hants.
PO13 0AJ.**

The Site and the proposal

The site is located on the grass highway verge outside the Carisbrooke Arms Public House on the west side of Carisbrooke Road just to the south of the roundabout junction with Heather Close and The Curve.

The proposal is for the installation of a 12 metre high monopole with a 2 metre high shrouded antenna and an equipment box 1 metre high and 1.4m square. Under the provisions of Part 24 of the Town and Country (General Permitted Development) Order such installations do not require planning permission but do require the prior approval of the Local Planning Authority for their siting and appearance.

Relevant Planning History

K15699 Erection of a mast on land opposite 59 Brewers Lane approved 21.02.01

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/ENV13

Telecommunications

R/DP1

General Standards of Development within the Urban Area

Consultations

Traffic Management	No objection
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Response to Public Advertisement

41 representations.

Issues raised:

- eyesore, out of character, clutter, obstructive to pedestrians.
- maintenance would cause noise nuisance and impact on highway safety.
- not most sensitive location, given nearby schools/nurseries and proximity to dwellings, open space and shops.
- perceived risk to health.
- higher usage because of location on edge of service area and operating 24/7.
- site search not sufficiently rigorous and may need to be taller to increase coverage. should share mast at Brading Avenue.
- lack of consultation before and after submission and issues relating to site notice location and wording.
- signal in path of Daedalus and Fleetlands, incorrect aviation authority consulted.
- threat to underground services and risk of flooding.

- question need.

Principal Issues

1. The main issue to be considered in determining this application is that of visual amenity and the effect on the appearance of the street scene. The visual context of the site is that of existing street lights which are particularly prominent in terms of their height and design at the roundabout to the north, and a row of trees on the grass verge itself. The mast has been designed to reflect that context and will not appear overly intrusive. The equipment cabinet is relatively small and set back from the pavement edge and is similar to many structures which are commonly found in these roadside locations. As such I consider the siting and design appropriate.

2. All of the objectors have raised the issue of health and the perceived risk from emissions. An ICNIRP certificate (confirmation by the International Commission on Non-Ionising Radiation Protection that the installation would comply with their guidelines) has been provided. Planning Policy Guidance 8:Telecommunications advises that in these circumstances this matter need not be considered by the Local Planning Authority. Nor is the issue of operational need.

3. With regard to other issues raised by the objectors:

- the location has been correctly described and the site notice was placed to ensure the widest possible public awareness
- an advertisement was also placed in The News in accordance with adopted procedures
- the mast and associated cabinets will not obstruct pedestrians and maintenance of the mast will have no greater impact in terms of highway safety, noise and disturbance than maintenance of the rest of the street furniture
- any material increase in the height of the mast would require a separate application
- mast sharing has been discounted as the only existing installation in the search area is the mast in Brewers Lane and the adaptation of this mast would have a greater impact on visual amenity
- there are no other privately owned more suitable sites available and this is the most suitable area of highway verge
- the mast site is needed in Bridgemary to address a gap in the network and in any location within this part of Gosport there would be schools, dwellings, open space, and shops nearby
- no concerns have been raised by the aviation authorities

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 siting and appearance of the development as proposed is acceptable in this location and as such complies with Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

2. Details, of the colour finish of the mast and equipment cabinet shall be submitted to, and approved by, the Local Planning Authority before installation. 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 Policies R/DP1 and ENV13 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K8131/1
APPLICANT: Mr McDonald
DATE REGISTERED: 07.05.2008

ERECTION OF REAR DORMER WINDOW (CONSERVATION AREA)
14 Elmhurst Road Gosport Hampshire PO12 1PG

The Site and the proposal

Number 14 Elmhurst Road is the southern half of a pair of semi-detached properties located on the eastern side of Elmhurst Road between two other pairs of semi-detached properties. All three pairs date from the 1920s-1930s and are similar in form and style, but for the shape of the front bay windows. The properties are constructed from red brick with pebble dash render at first floor level. Numbers 14 to 20 have slate roofs, with red ridge tiles, whilst 10 and 12 have clay tiled roofs. Further to the north are two storey terraced dwellings dating from the late 19th to early 20th century. Properties from both phases of development have the same general characteristics and many retain their original windows, chimney stacks and ornamental ridge tiles. The larger properties on the opposite side of Elmhurst Road are also characterised by red brick and some have pitched roof dormer windows facing onto Elmhurst Road. Whilst their detailed design varies, overall these elements combined give the properties at the southern end of Elmhurst Road a clearly defined character. Adjoining, and to the rear, is the former Bourton House, which currently forms three residential properties, 2 Elmhurst Road and 19 and 21 Queens Road. The grounds of these properties contain mature shrubbery and a number of mature trees. Numbers 2-36 and 3-19 Elmhurst Road and 19 and 21 Queens Road all fall within the Stoke Road Conservation Area.

The proposal is to erect a pitched roof dormer window in the rear roofslope of number 14 to provide the required headroom at the top of the loft room staircase. The dormer will be slate hung with red clay ridge tiles to match the main dwelling. It will be 1.9 metres wide and set 2.3 metres into the roof slope from the eaves and 0.5 metres in from the boundary with number 16. Rooflight windows have recently been installed in the front roofslope facing Elmhurst Road.

Relevant Planning History

None

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/DP7
Additions, Extensions and Alterations

Consultations

The Gosport Society

Object. According to the draft Stoke Road Conservation Appraisal 14 Elmhurst Road falls within one of the key groups of buildings noted for their uniformity in external appearance. This uniformity should be retained. The proposal, if allowed, would cause harm to the Conservation Area contrary to Policy R/BH1.

Response to Public Advertisement

1 letter of representation received

Issues raised: impact on character of Conservation Area; dimensions and scale of dormer out of keeping; loss of privacy; setting a precedent.

Principal Issues

1. The front rooflights do not materially project beyond the plane of the existing roof; therefore they do not require planning permission and, as such, do not form part of the application. The main issues in this case are whether the proposed dormer window preserves or enhances the architectural or historic character and appearance of the Stoke Road Conservation Area and its impact on the appearance of the property and the wider area and on the amenities of the occupiers of neighbouring properties.

2. The main facades of the property will remain unchanged, as will the main front roofslope. The limited size, compatible design and positioning of the dormer means that it will not be visible from the public domain and it will still be possible to appreciate the form of the original roof when viewed from the rear. The external materials used in the construction of the dormer can be adequately controlled by planning condition. Given all of the above, the proposal would preserve the character and appearance of the Conservation Area and would not have a detrimental impact on the appearance of the property or the wider area in accordance with Policies R/BH1, R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

3. There is already a degree of overlooking into the adjoining rear gardens from the existing first floor windows. Given the high position of the dormer within the roof slope and the resulting angle of vision the proposal will not significantly increase the propensity for overlooking into the adjoining properties over and above that which exists at present. The proposal therefore 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 will preserve the architectural and historic character and appearance of the Stoke Road Conservation Area and will not have an adverse effect on the amenities of the occupiers of the adjoining properties. As such the development complies with Policies R/BH1, 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 roof 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/BH1, R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K17528
APPLICANT: Mr & Mrs Rushent
DATE REGISTERED: 14.03.2008

ERECTION OF SINGLE STOREY REAR EXTENSION, LOFT CONVERSION AND GARAGE

21 Anthony Grove Gosport Hampshire PO12 4AR

The Site and the proposal

The application site is located on the south side of Anthony Grove which runs north-west – south west to its junction with Elson Road. It is an end of terrace property with a double bay and small front garden. Both ends of the terrace currently have a hipped roof form. There is an existing flat roof garage to the side and an existing single storey rear extension 2.5 m in depth with a lean to roof.

The property to the south east, number 19, is also an end of terrace with a gable end roof form. It has a lean to conservatory on the side with 2 windows facing onto the application side. The ground level of this property is approximately 0.5m lower than the application site. On the shared boundary with no 21 is a wall just over a metre in height topped by a row of decorated blocks.

The proposal is to extend the hipped roof to the side to finish in a gable end in order to accommodate dormer windows at the rear and roof lights at the front to convert the loft to an en suite bedroom. In addition the shed and rear extension are to be demolished and replaced with a flat roof rear extension 1.8 metres longer lit by a pyramid shaped projecting a roof light, and the existing garage extended at the front to fill the triangular shaped space between the existing side wall and the shared boundary with number 19.

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 objection.
Issues raised: loss of light, overlooking, out of character; structural damage and surface water overflow

Principal Issues

1. The issues of structural damage and surface water flow are dealt with under the Party Wall Act. The main issues in this case are the impact on the street scene and the amenities of the adjoining residents.
2. Whilst the other end of this terrace has a hipped roof form, due to the configuration of the road both ends of the terrace cannot easily be seen from a public place at the same time. Moreover the adjoining terrace has a gabled roof form. I do not therefore consider the development will have a detrimental impact on the street scene.
3. In view of the orientation of the application dwelling and its relationship with the adjoining properties the extended roof will not cast a shadow on the property to the south east. Similarly, as there is an existing rear extension, which will only be increased in length by 1.8 m, despite the fact the adjoining property to the south east is at a slightly lower level, any loss of light to that property will be minimal and restricted to early evening. There is an existing garage to the side and the widening of this garage proposed will not significantly increase overshadowing or unreasonably affect the outlook of the occupiers of the adjacent property to the southeast. The roof extension and garage will not impact at all on the amenities of residents of the property to the north east. Having regard to the orientation, the small increase in the depth of the extension will affect the property to the north west only in the early morning in terms of loss of light and will have a minimal additional impact in terms of outlook. However, due to the relationship between the properties and the change in levels, the window proposed in the side elevation of the rear extension will look directly into the living room of number 19 Anthony Grove. To overcome this issue the applicant has agreed the lower part of the window would be fixed shut and the glazing obscured and these restrictions could be secured by condition. The skylights at the front will not result in any overlooking due to their position on the roof slope and the dormer windows on the rear will not result in any significantly greater degree of overlooking than the windows at first floor level on the rear.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location and as such 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.

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

Reason - To ensure that the external appearance of the dwelling is satisfactory, 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 side elevations of the extensions 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 Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

4. The window on the south east (side) elevation of the single storey rear extension hereby permitted and the new window on the south east (side) elevation of the existing house shall be fixed shut with only the top light capable of being opened 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: 04.
APPLICATION NUMBER: K13656/1
APPLICANT: Mr & Mrs Mizen
DATE REGISTERED: 08.04.2008

ERECTION OF REAR CONSERVATORY
25 Long Water Drive Gosport Hampshire PO12 2UP

The Site and the proposal

The application property is a two storey detached dwelling located on the eastern side of the Long Water Drive cul-de-sac. The property has been constructed from red brick with a tiled pitched roof and has a single storey lean-to extension on the rear elevation. The rear garden is approximately 10 metres long and is bordered by a 1.8 metre high wooden fence. On the southern side of the garden is the northern one of a pair of semi-detached garages. There is a separation distance of approximately 20 metres between the rear elevation of the application property and the western elevation of the property to the east, number 13 and between 10-15 metres between the northern elevation of the application dwelling and the rear elevations of numbers 21 and 23.

It is proposed to erect a conservatory on the rear elevation of the existing lean-to extension. The conservatory will be 5.8 metres wide, 3.1 metres deep and provide an overall height of 3.1 metres. There will be windows in all elevations. The combined depth of the existing extension and proposed conservatory will be 5.6 metres.

Relevant Planning History

K.13656 erection of single storey rear extension permitted 29.09.90

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: impact on view and privacy; colour detrimental to visual amenity

Principal Issues

1. The main issues in this case are the acceptability of the design of the conservatory and the impact it will have on the amenities of the occupiers of the adjoining dwellings in terms of loss of light, outlook and privacy.

2. The proposed conservatory has a simple design and will be built using matching brick. The use of white UPVC framework will match the existing windows and doors at the property and is therefore appropriate. The conservatory will not be visible from public view and in light of the above, will not have a detrimental impact on the appearance of the property or the visual amenity of the locality.

3. The conservatory is set off the northern boundary by two metres and does not exceed the height of the existing lean-to extension. It is sited over 15 metres from the rear elevation of number 21 and is located behind a 1.8 metre high wooden fence. As such, the proposal will not be detrimental to the living conditions of the occupiers of Number 21 or any other adjoining property to the north in terms of loss of light, outlook or privacy.

4. Due to the siting of the proposed conservatory, the separation distance, the position of the garage on the southern side of the site and the orientation of the dwellings, the development will not have a detrimental impact on the living conditions of the occupiers of any other adjoining property.

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 any adjoining property. 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: 05.
APPLICATION NUMBER: K9829/2
APPLICANT: Mr John Bailey
DATE REGISTERED: 27.03.2008

ERECTION OF A DETACHED TWO BEDROOM BUNGALOW
Land At 31 Bury Close Gosport Hampshire

The Site and the proposal

The application site comprises a semi-detached two storey dwelling with a pitched roof on an 'L' shaped plot at the end of Bury Close, a residential cul-de-sac on the western side of Bury Road. The surrounding area is residential and a similar form and pattern of development can be found across a number of adjoining roads.

The frontage area is small and mainly used for parking with a slight rise in the land levels into the site. The rear garden is 'L' shaped in layout and is not representative of the plot layouts in the area. The garden is well screened with mature vegetation and wooden panel screens. The garden is split into 2 parts with the immediate garden ending with a pond access and providing an access point into the next stage of the garden that takes the form of a narrow strip of land that is enclosed by the rear gardens of properties on both sides. There is no access to this land other than from number 31 Bury Close.

The application is for a bungalow sited on the narrow strip of land that runs behind 33-39 Bury Close. It would measure approx. 13 deep by 4.7m wide with a max height of 3.7m with a pitched roof. No roof windows are proposed and limited mainly high level windows are proposed along the side with the exception of one bedroom having a larger side window to provide adequate daylight to the bedroom. On average a gap marginally above 1m would be retained either side of the side boundaries with mature landscaping and fencing providing partial screening around the site.

Access into the site would be from a new pedestrian access created along the shared boundary of number 31 and number 33. Parking and bin stores would be located at the front of the existing property.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP3
- Provision of Infrastructure, Services and Facilities
- R/DP1
- General Standards of Development within the Urban Area
- R/H4
- Housing Densities
- R/T4
- Off-site Transport Infrastructure
- R/T11
- Access and Parking
- R/OS8
- Recreational Space for New Residential Developments

Consultations

Building Control	Access for fire brigade in excess of 45m therefore property should be sprinklered
Streetscene (Parks & Horticulture)	To be updated
Streetscene (Waste & Cleansing)	Bins will need to be located at the front of the site to facilitate collections
Traffic Management	Parking provision adequate for existing and new dwelling.

Response to Public Advertisement

12 letters of objection received, key issues raised : emergency access provisions, parking congestion, out of character with the area, loss of privacy, eyesore, loss of amenity due to side access, concern over construction access and works in a confined site, drainage concerns, security concerns from new access to the rear onto other properties.

Principal Issues

1. The site is within the urban area where the principle of residential development is acceptable subject to compliance with Policy R/DP1 of the Gosport Local Plan Review. The main issues are therefore the resulting density, the impact on the amenity of existing occupiers, and the provision to be made for parking, refuse storage, amenity space, open space and transport infrastructure.
2. The existing property and the new dwelling shown on the location plan would result in a residential density of approx. 33 dwellings per hectare. The proposed density would therefore be within the recommended 30 – 50 dwellings per hectare as stated within Policy R/H4. The new dwelling would appear to achieve a reasonable layout within the new plot with an appropriate size garden, but the access arrangements, location of parking, bin stores and the principle siting of the dwelling with its elongated roof presence would be out of keeping with the general established pattern of development in the area. The proposal would establish a dwelling where previously the land had a low intensity use, open appearance, and backed on to other short gardens. The introduction of the dwelling and its built form would be alien to the immediate surroundings; although there is an existing double garage sited opposite the site, this forms part of an existing residential plot which is wider and significantly larger than the proposal site.
3. Whilst the lower level elements of the dwelling would be screened by existing fencing and soft landscaping, the significant roof form of the dwelling would be readily visible from the outlook of adjoining properties. However the side windows proposed would largely be high level and would not overlook adjoining properties.
4. Although an adequate level of parking is proposed, its location in front of the existing property would be likely to harm the amenities of the current or future occupants of that property. Furthermore, in order for bins to be collected they would need to be sited at the front of the existing property number 31. It is envisaged that the combined presence of the existing bins for number 31 and the new bins for the new dwelling in addition to the total forecourt parking provisions would result in a cluttered frontage to the detriment of the streetscene.
5. Access along the side of the existing dwelling to the rear of the site would have a limited impact on the adjoining neighbours as this access is pedestrian only, likely to be used very little through out the day, and services a small dwelling. However the siting of the dwelling to the rear in the narrow plot does bring it within close range of properties either side and there would be a considerable change in the intensification of the site from its present garden use to a occupied dwelling with all the relevant disturbance.

6. The applicant has not confirmed a willingness to contribute towards the provision of outdoor playing space or transport infrastructure within the Borough. Without this contribution the development is contrary to policies R/DP3, R/OS8 and R/T3 of the Gosport Borough Local Plan Review.

7. Concern has been expressed about how the proposal would provide for emergency vehicle access to the new dwelling. Provided a sprinkler system is fitted within the new dwelling the proposal would satisfy emergency access requirement and would not warrant a reason for refusal. Some disturbance during construction works is inevitable but if excessive could be dealt with under the Environmental Health legislation.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposed siting and form of the new dwelling would be out of character with the established pattern and form of residential dwellings in the area. Furthermore, the new dwelling due to its scale and visible roof form would appear to fill the narrow plot and would clearly be evident when viewed from the rear of adjoining properties. As such the proposal would be contrary to Policies RDP1 and R/H4 of the Gosport Borough Local Plan Review.

2. The new dwelling would have a detrimental impact upon the existing appearance of the area due to the access, bin clutter and parking provisions all being provided on the frontage of the current dwelling. As such the proposal would be contrary to Policies RDP1 and RT11 of the Gosport Local Plan Review.

3. 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/DP3, R/OS8 and R/T4 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 06.
APPLICATION NUMBER: K17327/1
APPLICANT: Principal Estates Limited
DATE REGISTERED: 04.04.2008

**VARIATION OF CONDITION 10 OF K17327 TO REMOVE OCCUPATION RESTRICTIONS
ON PLOTS 2 AND 3**

Land Rear Of 1-7 Rowallan Avenue Gosport Hampshire

The Site and the proposal

The application site is a roughly rectangular piece of land 0.06 hectares in area which originally comprised part of the rear gardens of 1-7 Rowallan Avenue. Planning Permission K17327 for 4 elderly person bungalows and associated access and parking is currently being implemented. Condition 10 of that planning permission restricted occupation to persons of 55 and over. The reason for that condition was that a reduced contribution has been made towards the provision of outdoor playing space within the Borough. The developer now wishes to make the dwellings on plots 2 and 3 available for occupation by persons of any age and the application seeks relief from that condition.

Relevant Planning History

Planning permission K17327 Erection of 4 bungalows for the elderly granted 16 July 2007.

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/OS8
Recreational Space for New Residential Developments

Consultations

Building Control	No BC implications
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Response to Public Advertisement

1 letter of objection.

Issues raised: restriction on occupancy was the reason for purchasing; insufficient parking; removal of restriction would result in more noise and late night disturbance, notice not displayed within the development.

Principal Issues

1. The principle of the development has been established through the grant of planning permission K17327. The dwellings are 1 bedroomed and parking provision reflects that in the locality with 1 space per dwelling and an additional space for visitors. The contribution made towards the administration and implementation of a Traffic Regulation Order made in respect of the original planning permission will ensure that if there is any greater demand it will not affect highway safety. The reasons for the purchase of the property are not a material planning consideration. A notice was displayed outside the site and at the junction of Rowner Road and Rowallan Avenue. There is no evidential basis for asserting that persons under 55 will be more noisy and disruptive.

2. The only issue in this case is therefore whether the appropriate contribution has been made for provision of open space within the Borough. The applicant has confirmed a willingness to

contribute the additional sum required. Subject to that contribution the proposal complies with Policy R/OS8 of the Gosport Borough Local Plan Review.

3. In order to secure the proper implementation of the original planning permission any consent for variation of a condition requires the imposition of the conditions on the original planning consent. As the development has commenced within 3 years as required by condition 1 and conditions 5, 7 and 8 of planning permission have been discharged these are no longer necessary. As the increased contribution towards outdoor playing space within the Borough has been made only in respect of 2 and 3 condition 10 of the original permission has been varied to relate only to plots 1 and 4.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of an increased commuted sum towards the provision of outdoor plying space within the Borough.

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in this location and will not have an adverse effect on the character and appearance of the area, the amenities of occupiers of adjoining properties, or highway safety. Adequate provision is made for open space, car parking, cycle and refuse storage. As such the development complies with Policies R/DP1, R/H4, R/H8, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. Before the dwellings are first brought into use visitor 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.

2. Before the dwellings are brought into use the turning space shown on the approved plan shall have been constructed to enable vehicles to enter and leave the site in a forward gear and this shall be maintained and be kept available for that purpose at all times.

Reason - In the interests of highway safety, and to comply with Policies R/DP1, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

3. The approved facilities for the storage of cycles shall be provided before the ddwellings are first brought into use and thereafter retained and maintained

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

4. The facilities approved for the storage of refuse for removal from the premises shall be provided before the dwellings are first brought into use and thereafter retained and maintained.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no dormer windows shall be constructed in the dwellings 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 Local Plan Review.

6. The bungalows on plots 1 and 4 shall not be occupied other than by persons aged 55 years and over.

Reason – A reduced contribution has been made towards the provision of outdoor playing space within the Borough in lieu of on site provision in compliance with Policy R/OS8 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 07.
APPLICATION NUMBER: K844/1
APPLICANT: CJB Property Development Ltd
DATE REGISTERED: 12.03.2008

PROPOSED TWO STOREY SIDE EXTENSION AND SUB-DIVISION TO FORM 4NO TWO BEDROOM FLATS
2 St Edwards Road Gosport Hampshire PO12 1PP

The Site and the proposal

The application site is a two storey residential dwelling at one end of a row of terraces of similar scale and form that runs either side of St Edwards Road. It is located on a corner with a side access leading to garages to the rear serving a number of properties. The property is enclosed by a mixture of walls and soft landscaping with a small garden providing limited amenity space for the existing dwelling.

The wider area is characterised by a mix of commercial and retail properties fronting on to the nearby Stoke Road with flats located at first and second floor. The site is close to the district shopping centre and alternative modes of transport.

The application is for a two storey side extension which extends over an existing single storey side extension and into the existing garden area. The resulting building will be sub-divided to provide 4no. two bedroom flats with only the ground floor units having access to gardens. Additional parking spaces will also be provided to the rear of the property, replacing the garden.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/H7
Conversion and Sub-division of Properties to Provide Residential Accommodation or
Residential Institutions
R/H4
Housing Densities
R/DP1
General Standards of Development within the Urban Area
R/T11
Access and Parking
R/DP3
Provision of Infrastructure, Services and Facilities
R/T4
Off-site Transport Infrastructure
R/OS8
Recreational Space for New Residential Developments

Consultations

Building Control

Fire brigade access acceptable
Storm and sewer running in causeway within
3m of the proposal. Need further advice from
S.W.A

Streetscene (Waste & Cleansing)	adequate bin provisions
Traffic Management	Adequate on site car parking provision given accessible location. Rear long stay cycle store inaccessible. Provision for visitor cycle parking and off-site transport infrastructure required.

Response to Public Advertisement

Nil

Principal Issues

1. The site is within the urban area where the principle of residential development is acceptable provided it complies with Policy R/DP1 of the Gosport Borough Local Plan Review. The main issues in this case are therefore the intensification of the residential density on the character of the area and the amenities of occupiers of the adjoining properties and the provision of parking, refuse storage space, amenity space and outdoor playing space and transport infrastructure.
2. The proposed development would increase the housing density from 34 dwellings per hectare to 138 dwellings per hectare which would be significantly higher than the density range of range of 30 -50 dwellings per hectare set out in Policy R/H4. However, the site is located within 200m of a bus stop served by 16 buses per hour and additionally the site is situated within close proximity to the Stoke Road District Shopping Centre. Policy R/H4 allows for proposals for higher density development in locations close to principal or district centres or that are in areas with good access to public transport.
3. Whilst the site is within close proximity to the district centre the proposed development would be significantly higher in density than the immediate residential properties and within a relatively small development plot. The potential sustainability of the site due to its close proximity to shopping and transport provisions would not outweigh the excessive residential intensification of the site.
4. The policy considerations related to the conversion and sub-division of properties to provide residential accommodation are set out in Policy R/H7 of the Local Plan Review. The policy states that such proposals will be permitted provided that the development will not be detrimental to the amenities of adjoining residents, any alterations and/or extensions to the building are compatible with its design and such conversions would not result in an unacceptable change to the established pattern of residential development.
5. Having regard to the overall scale and footprint of the extended development within the limitations of the plot, the site would appear cramped and overdeveloped. The property has already been extended in the past which has reduced the garden provision within the site. The proposed development and residential intensification of the site would further erode the garden space and would fail to provide adequate garden space for the future occupants of the converted and new dwellings.
6. Although there is sufficient parking provision to meet the needs of future occupants with regard to the proximity to existing bus routes and the district shopping centre, the applicant has not confirmed a willingness to provide for outdoor playing space within the Borough or transport infrastructure. Without this provision the proposal is contrary to Policies R/DP3, RT4 and R/058 of the Gosport Borough Local Plan Review and therefore unacceptable.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposed extension and sub-division of the existing property into multiple flats would result in an overdevelopment of the site. The resulting development would appear cramped within the plot and would provide substandard amenity provisions for the future occupants of the flats. As such the proposal would be contrary to Policy RDP1 of the Gosport Borough Local Plan Review.
2. 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/DP3, R/OS8 and R/T4 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 08.
APPLICATION NUMBER: K6381/6
APPLICANT: Principal Estates
DATE REGISTERED: 12.03.2008

CONVERSION OF FIRST AND SECOND FLOORS TO FORM 1no. ONE BEDROOMED FLAT AND 1no. TWO BEDROOMED MAISONETTE WITH ERECTION OF PITCHED ROOF AND DORMER WINDOW ON REAR ELEVATION
144 - 146 High Street Lee-On-The-Solent Hampshire PO13 9DD

The Site and the proposal

The application site is located on the north side of the High Street in Lee on the Solent where there is an access road to the rear with the Health Centre beyond. To the west, south and east are shops with flats above. The existing buildings on the application site and adjoining properties site cover almost all the plot at single storey height with 2 storey along the high street frontage. At ground floor there is a retail unit currently in use as a hairdressers. The frontage has recently been refurbished. It has modern shop front at ground floor with a rendered front elevation painted white at first floor and a grey slate gabled roof with a pitched roof dormer at front and rear. The first floor of the property was changed from residential to A2 office use in 1989 and then became a computer consultancy (B1a) in 1993. The second storey part of the building is restricted to the front of the plot and most of the building to the rear is single storey.

The proposal is to convert part of the first floor to a 1 bed flat with the remainder forming the living room and kitchen of a 2 bed maisonette. Only minor physical alterations are required. These include a new pitched roof over single storey element at rear with flat roof dormer. There will be a rear entrance to both flats with a shared corridor and stairs through the existing single storey building at the rear of the site. Two parking spaces together with bin stores and cycle store and visitor cycle rack are to be provided in rear yard.

Relevant Planning History

K6381/1 Change of use from retail to A2 permitted 28.11.88
K6381/3 Change of use from residential to office (A2) permitted 24.01.89
K6381/4 Change of use from offices (A2) to computer consultancy permitted 02/08/93
L90 S192 application proposed use of ground floor as hairdresser permitted 24.01.08
KA1396 Display of 2 externally illuminated fascia signs pending

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/DP7
- Additions, Extensions and Alterations
- R/H4
- Housing Densities
- R/OS8
- Recreational Space for New Residential Developments
- R/S7
- Use of Upper Floors
- R/T11
- Access and Parking

Consultations

Traffic Management	There is no change to the existing arrangements and the level of parking provided is adequate in this location. Rear access for pedestrians is not ideal but there are other such arrangements in the vicinity and due to the low vehicle speeds on the service road no highway safety issues. Cycle parking should be amended so cycles can be stored horizontally.
Streetscene (Waste & Cleansing)	Details of bin requirements
Building Control	Fire access not satisfactory

Response to Public Advertisement

1 letter of objection.

Issues raised: overlooking; noise transference; works undertaken prior to submission of planning application; noise from air conditioning units; air conditioning and existing enclosures at rear not shown on plans; inaccuracies in Design and Access Statement; obstruction of access road

Principal Issues

1. The site is within the urban area where the principle of residential development is acceptable provided it complies with Policy R/DP1 of the Gosport Borough Local Plan Review. The main issues in this case are therefore the impact of intensification of the residential use on the District Shopping Centre and the amenities of occupiers of the adjoining properties and the provision of parking, refuse storage space, amenity space and outdoor playing space and transport infrastructure.

2. The proposed development would increase the housing density to 63 dwellings per hectare which would be slightly higher than the density range of range of 30 -50 dwellings per hectare set out in Policy R/H4. However, the site is within the Lee on the Solent District Shopping Centre and Policy R/H4 allows for proposals for higher density development in locations close to principal or district centres or that are in areas with good access to public transport. The proposal will not affect the viability of the retail unit on the ground floor and the use of upper floors of shops for residential accommodation is supported by Policy R/S7.

3. The physical alterations are minor and do not require the insertion of any new windows. The overlooking of external areas to existing properties will therefore not significantly alter. The window in the landing does not conflict with windows in any adjoining properties. There will be no additional impact in terms of loss of light or outlook.

4. There is sufficient parking provision to meet the needs of future occupants taking into account the proximity to existing bus routes and the district shopping centre. Bin stores and cycle stores are to be provided and details can be secured by condition. The applicant has indicated a willingness to provide for outdoor playing space within the Borough and transport infrastructure. Without this provision the proposal would be contrary to Policies R/DP3, RT4 and R/OS8 of the Gosport Borough Local Plan Review and therefore unacceptable.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will provide accommodation within an accessible location. There will be no adverse effect on the viability of the District Centre, the amenities of occupiers of adjoining properties, or highway safety. Adequate provision is made for open space, car parking, cycle and refuse storage. As such the development complies with Policies R/DP1, R/H4, R/S7, 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. Before the development hereby permitted is first brought into use resident and visitor 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.

3. Before the development is first brought into use facilities for the storage of refuse for removal from the premises shall be provided in accordance with a scheme submitted to and approved by the Local Planning Authority in writing. These facilities shall thereafter be retained and maintained.

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

4. The development hereby permitted shall not be brought into use until the parking spaces shown on the approved plan shall have been constructed and these spaces shall be maintained and be kept available for that purpose at all times.

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

ITEM NUMBER: 09.
APPLICATION NUMBER: K16265/2
APPLICANT: Ensign Projects Ltd
DATE REGISTERED: 26.03.2008

ERECTION OF 2no. DETACHED CHALET BUNGALOWS WITH ASSOCIATED GARAGES

Land Adjacent To 36 Cavanna Close Gosport Hampshire PO13 0PE

The Site and the proposal

The application site is presently vacant and once formed parts of various surrounding residential properties adjoining the site. The plot is triangular in shape with a potential shared access off Cavanna Close. The plot is enclosed on all three sides by residential properties varying from two storey dwellings to detached chalet bungalows. The site is enclosed by wooden panel fence, with a large mature tree located at its furthest corner.

The application is for the erection of 2 detached chalet bungalows with associated garages. The 2 new dwellings would each be similar in scale and footprint and have a similar form to the dwellings in the immediate area. Both new dwellings would have first floor accommodation lighted by rooflights or dormer windows. Each dwelling would have limited first floor side windows which have been indicated to be obscured glazed. Each dwelling would be afforded a small garden area at the rear and parking would be provided at the front via a detached garage for Plot 2 and a linked garage to Plot 1. Access to both properties and the existing property, number 36 would be via a shared access.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/H4
- Housing Densities
- R/T11
- Access and Parking
- R/DP3
- Provision of Infrastructure, Services and Facilities
- R/OS8
- Recreational Space for New Residential Developments
- R/T4
- Off-site Transport Infrastructure

Consultations

Building Control	no objection
Streetscene (Waste & Cleansing)	no objection
Traffic Management	no objection

Response to Public Advertisement

4 letters of objection.

Issued raised; concern over access, loss of privacy, potential onsite flooding,

Principal Issues

1. The site is within the urban area where the principle of residential development is acceptable provided it complies with Policy R/DP1 of the Gosport Borough Local Plan Review. The main issues in this case are therefore the intensification of the residential density on the character of the area and the amenities of occupiers of the adjoining properties and the provision of parking, refuse storage space, amenity space and outdoor playing space and transport infrastructure.

2. The provision of the 2 chalet bungalows on the site would result in a residential density of approx. 33 dwellings per hectare. The proposed density would therefore be within the recommended 30 – 50 dwellings per hectare as stated within Policy R/H4. However the siting of the new dwellings and ratio of built form to public and private amenity space results in a development which appears congested, contrived and dominated by hardstanding.

3. The dwellings have been designed to limit any direct overlooking of adjoining properties and due to their chalet design and set back from the boundary, neither dwelling would affect the daylight of adjoining properties. However, the existing windows of number 36 The Curve would look directly into the rear garden area of Plot 2 and to a lesser extent into Plot 1.

4. The proposed parking provision, and bin storage for the existing and proposed dwellings is considered adequate. However, the applicant has not confirmed a willingness to provide for outdoor playing space within the Borough or transport infrastructure. Without this provision the proposal is contrary to Policies R/DP3, RT4 and R/058 of the Gosport Borough Local Plan Review and therefore unacceptable.

5. There is a tree located into the far corner of the site. Although the development itself would not impact on this tree, it would dominate the future garden areas which may result in pressure for its removal at a later date.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposed development by virtue of its cramped and contrived layout would result in a congested form of development that would be out of keeping with the existing pattern of residential development in the area. The layout would be dominated by hard standing with Plot 2 being provided with inadequate amenity provisions. As such the development would be contrary to Policies R/DP1 and R/H4 of the Gosport Borough Local Plan Review.

2. The proposal by reason of the cramped and congested layout would provide the future occupants of both new dwelling with limited privacy, especially for their immediate rear amenity space. In addition the occupants of number, 36 The Curve would suffer a significant loss of privacy due to the immediate outlook from the garden of Plot 2. As such the development would be contrary to national planning policy guidance set out in PPS1 and PPS3 and Policy R/DP1 of the Gosport Borough Local Plan Review.

3. 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/DP3, R/OS8 and R/T4 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 10.
APPLICATION NUMBER: K15150/5
APPLICANT: Kelsey Housing Association
DATE REGISTERED: 15.12.2006

RETENTION OF 12NO. LIGHTING COLUMNS TO CAR PARK AND ACCESS ROAD (as amended by plans received 05.01.07 and 07.02.08)
Garland Court Forton Road Gosport Hampshire PO12 4TR

The Site and the proposal

The application site is located on the north side of Forton Road opposite the Moreland Road existing employment area and accessed via a private entrance road situated to the east side of a car park serving Madelines Public House. To the east of the site is St. Johns Square containing a number of four storey maisonettes. To the north of the site there are the back gardens to the two storey terraced houses fronting Cobden Street. Garland Court is a large block of former Borough Council owned flats taken over by Kelsey Housing Association and recently refurbished. As part of the refurbishment works the original garages were removed and the car parking layout revised. There is a block paved rumble strip at the entrance to the site and the access road and main area of the car park is surfaced in red tarmac. The 47 car parking spaces located at the rear of the site are surfaced in black tarmac and marked out with white lines. There are two further parking bays for disabled drivers located to the east of the access road by the entrance to Garland Court and a lay-by providing a drop off/pick up point. The main car park is bounded to the south by Garland Court and a 3 metres high blank brick wall to outbuildings serving Madelines. At the west end there is a fence/wall and ramp down to the parking area that serves Holland House flats. To the north there is a 1.8 metre high timber fence beyond which lies a pedestrian footpath providing access to the rear gardens of the houses fronting Cobden Street. The rear gardens of these properties also have 1.8 metres high boundary treatments and contain various sheds and outbuildings. The two storey elements to these properties which tend to contain a bedroom window are located approximately 12 metres from the car park boundary fence. At the east end of the car park there is a low brick wall and metal fencing beyond which lies a drying area and outbuildings used by residents of St. Johns Close.

This is a retrospective application for the retention of 12 lighting columns that have been installed along the access road to the site and within the car park. There are 3 columns along the east side of the road, 2 at the rear of Garland Court, 2 at the rear of Madelines and 5 along the northern boundary to the rear of Cobden Street. The lighting columns are 6 metres high and constructed in aluminium. They have circular Juno Dome light fittings on short arms extending out towards the car park. Since the original submission the 5 lights that back onto Cobden Street have been fitted with semi-circular baffle plates in order to prevent excessive light spill into the rear gardens of these properties.

The application is supported with a Design and Access Statement together with technical information on the impact and level of the lighting without and with baffles fitted to the five lights that back onto Cobden Street properties.

Relevant Planning History

K15150/4 installation of replacement windows partial overcladding of building new entrance and revised car parking layout and landscaping including boundary walls permitted 19.07.04
ENF/228/06 complaint regarding the erection of lighting columns in the car park to Garland Court registered 13.10.06

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1
General Standards of Development within the Urban Area
R/ENV11
Minimising Light Pollution

Consultations

Traffic Management	None of the lighting columns are shown to be located on the adopted highway therefore their impact to the highway are minimal - no objection.
Transport Development Control Section	The County Council have no objection to the style of lighting that has been installed. A Lighting Engineer has checked the site both in daytime and at night and has run calculations to assess the effects of the lighting. The light levels in the Garland Court car park average 48 lux / minimum 11.75 lux. these levels are high but do not affect the lighting in Forton Road. With regard to obtrusive light issues the main beam angle of the luminaire is less than 70 degrees above vertical as the Institution of Lighting Engineers (ILE) recommends. The lanterns on the north side of the car park, backing onto the Cobden Street houses' gardens, have been fitted with back-shields. The ILE specify the amount of allowable light trespass into windows. I have calculated that light trespass into the windows of the Cobden Street houses will be within acceptable limits. The ILE specify allowable light source intensity from observers in the properties. I have run calculations which indicate that levels are well under the allowed tolerance.

Response to Public Advertisement

2 letters of objection to original proposal

Issues raised: level of lighting excessive, original submitted lighting details unclear; if permitted intensity of light should be controlled by condition

1 letter of support to original proposal

Issues raised: lights already installed; good deterrent against burglary and other related crime

No representations received to amended proposal when re-advertised after baffle plates had been fitted to the 5 lights backing onto Cobden Street properties

Principal Issues

1. The main issues in this case are the acceptability of the design of the lighting columns and luminaires, the impact to reduce the potential for criminal activity and anti-social behaviour and the impact on the amenities of occupiers of adjoining properties in terms of light pollution.

2. The columns and lights are of an appropriate design for their purpose and acceptable in this location. The light levels produced are a good deterrent against crime and likely to reduce the fear

of crime of people using the car park and living in the adjoining properties. As such the development complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. When originally installed there was excessive light spill into the rear gardens of properties located in Cobden Street. Now that the 5 lights backing onto these properties have been fitted with baffles the lighting levels have been reduced to within acceptable limits as recommended by the Institution of Lighting Engineers. The application was re-advertised and no objections have been received to the amended scheme. The current level of lighting is considered to be acceptable and as such there is no significant adverse impact from light pollution in compliance with Policy R/ENV11 of the Gosport Borough Local Plan Review. A condition is proposed requiring the lighting to be maintained at the level installed including the retention of the 5 baffle plates to prevent light spill and ensure the continued protection of the amenities of adjoining residents.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development is acceptable in this location. It is of an appropriate and acceptable design and does reduce the potential for criminal activity and anti-social behaviour. It does not have any detrimental impact on the amenities of adjoining residents in terms of light pollution. As such it complies with Policies R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The lighting hereby approved shall be maintained at the level installed including the retention of the 5 baffle plates fixed to the lighting columns circled in green on the plans hereby approved.
Reason - In order to prevent light pollution and protect the amenities of adjoining residents and to comply with Policies R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 11.
APPLICATION NUMBER: K1810/2
APPLICANT: Mr Alex Conroy
DATE REGISTERED: 01.05.2008

**ERECTION OF SIDE/REAR EXTENSION TO FORM 2NO. FLATS, TWO STOREY REAR
EXTENSION TO HOUSE AND ALTERATIONS TO VEHICLE CROSSING ON CLASSIFIED
ROAD (A32)**

58 Fareham Road Gosport Hampshire PO13 0AE

The Site and the proposal

The application site is located on north eastern side of the A32 (Fareham Road). To the rear of the site is the Frater MOD establishment (RNAD). The area is characterised by two storey terraced and semi-detached properties set on rectangular plots with rear gardens between 15-30 metres long. Some of the dwellings have areas for parking at the front.

The application property forms the south-eastern half of a pair of two storey semi-detached dwellings, constructed from red brick with a hipped slate roof. It is set back from the public highway by approximately 10 metres. To the side of the house is a driveway which is accessed via an existing dropped kerb at the front of the site. The driveway is capable of accommodating at least 3 vehicles. The rear garden is approximately 30 metres long and is bordered on its south eastern and north western sides by a 0.8 metre high wire mesh fence as well as a number of tall trees. The front boundary comprises a 0.8 metre high close boarded fence.

The adjoining dwelling number 60 also has a hipped roof and has a two storey side extension. The extension is 4.2 metres wide and has been designed with a subservient hipped roof. It provides an overall depth of 12.5 metres and extends 5.2 metres beyond the property's original rear elevation. A first floor juliette balcony door has been installed in the south eastern elevation of extension, facing the application site.

The property to the south east is separated from the application site by a service road which provides access to the rear gardens of numbers 22-56 Fareham Road. It is an end of terrace dwelling and contains no windows in the side elevation facing the application site. Due to the stagger between the properties, the front elevation is set back approximately 2 metres from the front elevation of the application house.

It is proposed to erect a two storey rear extension (to square off the existing rear elevation) and a two storey side extension to provide single one bedroomed flats at both ground and first floor level. Each flat will be accessed via a single door in the front elevation of the extension. The application is an amended proposal to a previously refused scheme.

The extension has been designed with a full height hipped roof with subservient hipped roof elements to the side and rear. The front elevation measures 6.5 metres wide, the same as the previously refused proposal. However, the overall depth has been reduced from 15 metres to 12.25 metres. The development extends 4.65 metres beyond the property's original rear elevation, 1.85 metres less than the refused scheme. In addition to the two front doors (serving the proposed flats), the front elevation will contain ground and first floor windows. The south eastern elevation (facing number 56) will contain a single personal door and two windows at ground floor level and two first floor windows. The rear elevation will contain two ground floor windows and one first floor window and there will be no windows in the north western elevation facing number 60.

The plans indicate that the existing rear garden is to be subdivided by 1.8 metre high wooden fencing to provide three separate garden areas. Number 58 will retain an area of amenity space approximately 28 x 10 metres while the proposed flats will both have a garden measuring approximately 16 x 4 metres.

The development shows on site parking in the form of 6 car parking spaces provided at the front of the site. The existing dropped kerb is to be widened in order to facilitate access. Facilities have been provided for the secure storage of 2 bicycles at each flat as well as refuse bins.

Relevant Planning History

K1810 construction of vehicular access permitted 26.02.54

K1810/1 erection of side/ rear extension to form 2 flats, two storey rear extension to house and alterations to vehicle crossing on classified road, refused 11.10.07

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/T11

Access and Parking

R/H4

Housing Densities

R/H7

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

R/DP3

Provision of Infrastructure, Services and Facilities

R/OS8

Recreational Space for New Residential Developments

R/T4

Off-site Transport Infrastructure

R/ENV9

Safeguarded Areas

Consultations

Defence Estates	no objection
Building Control	no objection
Streetscene (Waste & Cleansing)	1x140 litre domestic and 1x140 litre recycling bin required for each new dwelling. Bins require placing out at the edge of the highway for collection.
Traffic Management	The turning area must remain clear at all times to allow manoeuvring. Each cycle parking facility should be capable of accommodating a minimum of 2 bicycles. Visitor cycle parking must be provided at a level of 1 space per dwelling. Transport contribution is required due to the net increase in dwellings.

Response to Public Advertisement

nil

Principal Issues

1. The site is located within the Urban Area Boundary where the principle of residential development is acceptable provided the details accord with Policy R/DP1 of the Gosport Borough Local Plan Review. The main issues in this case therefore are the acceptability of the development in terms of design, density, the impact on the visual amenity of the locality, and the amenities of adjoining and prospective occupiers, the adequacy of servicing and parking arrangements and the provision for cycle parking, refuse storage, open space and transport contributions.
2. The calculated density of the proposed development will be approximately 37 dwellings per hectare. Although this is within the density range of 30-50 dwellings per hectare as set out within Policy R/H4 of the Local Plan Review, the higher density is not indicative of the surrounding residential plots and represents an overdevelopment of the site which is detrimental to residential amenity, for the reasons outlined below.
3. At 6.5 metres, the proposed two storey side extension is significantly wider than the existing extension at number 60, and would result in an unbalancing of the pair of semi-detached properties to the detriment of the visual amenity of the locality. Although the depth of the extension has been reduced, the overall mass of this structure would appear incongruous in the context of the existing dwelling and surrounding buildings when viewed from the south. The contrived roof design is not compatible with the main house and would be detrimental to the overall appearance of the dwelling. In light of the above, the proposal is unacceptable and does not comply with Policies R/DP1 and R/DP7 of the Local Plan Review.
4. Due to the position of the proposed windows in the south eastern elevation, the orientation of the dwellings and the siting of the service road, there will not be a detrimental impact on the living conditions of the occupiers of number 56 in terms of loss of light, outlook or privacy. The proposed first floor window in the rear elevation will not increase the propensity to overlook any residence over and above that which currently exists and as no windows are proposed in the north western elevation of the extension, there will be no detrimental impact on the living conditions of the occupiers of any property in terms of overlooking. However, although the depth of the extension has been reduced, it still extends 4.6 metres beyond the property's original rear elevation and due to its overall mass and the orientation of the dwellings, will result in an unacceptable loss of light and outlook for the occupiers of number 58. The development is therefore contrary to Policies R/DP1 or R/DP7 of the Local Plan Review.
5. The provision of 6 car parking spaces is likely to be sufficient to meet the demands of both resident and visitor parking. The spaces are of sufficient size to manoeuvre and a turning space is provided to ensure cars can enter and leave in a forward gear. As the site is located over 130 metres from the crossroads to the north, the widening of the dropped kerb and the increased vehicular movements onto associated with the development will not be detrimental to highway safety on the A32. Appropriate provisions have been made for the secure storage of bicycles and refuse bins which are conveniently located and easily accessible. Whilst no provision has been made for short stay visitor cycle storage, there is adequate space on site to accommodate this facility, the details of which can be secured by condition. In light of this, the proposal complies with Policy R/T11 of the Local Plan Review. However, although other properties in the vicinity provide parking at the front of the dwelling, the introduction of up to 6 vehicles at any one time would not be reflective of the established pattern of parking in the vicinity and would be detrimental to the visual amenity of the streetscene. Additionally, the parking of cars adjacent to the living room windows of number 58 and the proposed ground floor flat would result in an unacceptable loss of outlook for the occupiers of these dwellings. In light of this, the development is contrary to Policy R/DP1 of the Local Plan Review.
6. Although the proposed gardens are not as wide as the other gardens in the locality, they are of sufficient length to provide prospective residents with a functional area of amenity space. However, the applicant has not 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 off-site highway and infrastructure improvements. Without this obligation, the proposal is unacceptable and should be refused in compliance with Policies R/DP3, R/T4 and R/OS8 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposed development, by reason of its width, depth, mass and contrived roof form would result in an incongruous and unsympathetic addition to the existing dwelling to the detriment of the appearance of the streetscene. As such, it is contrary to Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.
2. Having regard to its depth and overall mass, the proposed side/rear extension will result in an unacceptable loss of light to and outlook from the existing dwelling at 58 Fareham Road contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
3. Having regard to the proposed number of car parking spaces at the front of the property and resultant relationship between the parking and the proposed dwellings, the proposed car parking layout is detrimental to the visual amenity of the streetscene and the outlook of the occupiers of both number 58 and the proposed ground floor flat, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
4. The applicant has not 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 off-site highway and infrastructure improvements. As such the development does not comply with Policies R/OS8, R/T4 or R/DP3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 12.
APPLICATION NUMBER: K9383/14
APPLICANT: Huhtamaki UK Ltd
DATE REGISTERED: 29.04.2008

ERECTION OF WAREHOUSE PROVIDING ADDITIONAL STORAGE (as amended by letter received 29.04.08 and plan received 04.06.08)
Huhtamaki (UK) Ltd (North Site) Rowner Road Gosport Hampshire PO13 0PR

The Site and the proposal

The application site is located on the northern side of Rowner Road, to the north of the recently constructed Brune Medical Centre. The site comprises an existing large warehouse building (approximately 140m x 120m) used for the manufacturing of paper cups as well as associated storage facilities. The site is accessed via Rowner Road with parking provided for cars and articulated lorries.

To the north of the site is the Holbrook Recreation Centre. The eastern side of the site fronts Fareham Road while the two storey rear elevations of the properties to the west on Turner Avenue are located approximately 50-60 metres away.

It is proposed to erect a warehouse on the northern side of the site, adjacent to the northern elevation of the site's main building. The warehouse will be 60 metres wide, 15 metres deep with an overall height of 6.6 metres. It will be accessed via the existing internal road system. The building will be constructed with a steel portal frame and will finished in green and white cladding. There will be two personal doors in the southern elevation, a single personal door in the eastern elevation, and a warehouse door and personal door in the western elevation.

The warehouse will be used exclusively for the storage of paper and card reels which are manufactured on site. The additional storage facilities are required to reduce the need for off-site product storage. At present, pallets are being transferred to off-site storage facilities before being returned to the site to be distributed to customers. The proposed warehouse has the capacity to store up to 2300 pallets. The applicant has indicated that additional storage will reduce the number of articulated vehicle movements out of the site by up to one vehicle a day.

The proposal will not result in the loss of any car parking spaces and will not create any new employment opportunities.

Relevant Planning History

K9383 erection of warehouse, manufacturing area, offices, canteen and services area outline consent permitted 29.06.78
A1044 sign board permitted 01.08.78
K9383DA layout (excluding parking) and siting means of access to and design of all buildings permitted 18.08.78
K9383DB landscaping including layout and landscaping of parking area layout foul sewers and surface water drains, store/ disposal permitted 18.09.78
K9383/1 installation of mezzanine floor in manufacturing area permitted 14.11.78
K9383/2 installation of a sprinkler tank, pump house, gas metering house store bicycle store and electricity transformer station permitted 20.02.79
A1044/1 non-illuminated board sign permitted 02.04.79
A1044/2 erect and display illuminated sign withdrawn 01.04.80
K9383/3 single storey side extension to accommodate workshop permitted 07.07.82
A1044/3 2no. non illuminated signs permitted 15.06.83
K.9383/4 change of use of part of workshop to provide office accommodation and installation of new windows and doors permitted 14.12.83

K9383/5 porch permitted 18.03.85

K9383/6 erection of a security gatehouse permitted 26.08.87

K9383/7 change of use from warehouse (Class B8) to an industrial use (Class B2), withdrawn 18.02.94

K9383/8 change of use from warehouse (Class B8) to industrial (Class B2) withdrawn 03.07.90

K9383/9 installation of external doorway permitted 06.04.93

K14808 regulation 3 erection of CCTV control centre building adjacent to existing gatehouse permitted 17.10.96

K9383/10 erection of replacement fencing (2.4 metres high) permitted 10.01.97

K9383/11 layout of additional car parking area permitted 12.06.97

K9383/12 erection of warehouse extension providing additional storage, offices loading bays and lorry parking area permitted 19.02.98

A1164/2 erection and display of 4no. non illuminated fascia signs permitted 28.04.00

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/EMP5

Extension of Existing Employment Uses and Redevelopment of Redundant Employment Sites

R/T3

Internal Layout of Sites

Consultations

Traffic Management

There will be no additional traffic associated with the site and therefore no significant changes to the likely trip generation. A transport contribution is not therefore required. The circulatory route around the site will be lost due to the development. However, the internal roads do not form part of the adopted highway.

Response to Public Advertisement

1 letter of representation:

Issues raised - noise generation

Principal Issues

1. The application site is located within the Urban Area Boundary and an existing employment site where the principle of extending existing employment sites is acceptable provided that the details accord with Policies R/DP1 and R/EMP5 of the Gosport Borough Local Plan Review.

2. The proposed warehouse has a simple design which is similar to the site's main building. It is sited immediately to the rear of this building and is of comparatively limited dimensions. As such, subject to the use of appropriate materials, the development will not be detrimental to the visual amenity of the locality and accords with Policy R/DP1 of the Local Plan Review.

3. The proposed warehouse is located approximately 70 metres from the rear elevation of the nearest residential dwellings to the west in Turner Avenue and approximately 50 metres from the nearest building of the Holbrook Recreation Centre. In light of this and given it's siting in relation to the main building and the fact it will be used exclusively for storage, I do not consider that there will be a detrimental impact on the amenities of the occupiers of any building in terms of loss of light,

outlook or noise. As such, the proposal complies with Policies R/DP1 and R/EMP5 of the Local Plan Review.

4. The proposed warehouse reduces the need to store products off site and the applicant has indicated that articulated vehicular movements out of the site will be reduced by up to one vehicle a day. The proposed warehouse will not result in the loss of any car parking spaces and the reduced vehicular movements onto Rowner Road will be beneficial to highway safety. There is adequate space on site for convenient and safe manoeuvring and in light of the above, the proposal therefore complies with Policies R/EMP5 and R/T3 of the 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 and will support the local economy. It is of an appropriate design and will not be detrimental to highway safety, the visual amenities of the area, car parking and access arrangements or adversely affect the amenities of nearby properties through noise generation. As such the proposal complies with Policies R/DP1, R/EMP5 and R/T3 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.