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28 September 2009

S U M M O N S

MEETING: Regulatory Board
DATE: 6 October 2009
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Lisa Reade

Please Note: A site visit has been arranged for 4.30pm at 3 Smeeton Road, Lee-on-the-Solent on the afternoon of this meeting.

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Carter (Chairman)
Councillor Geddes (Vice Chairman)

Councillor Allen	Councillor Hicks
Councillor Mrs Bailey	Councillor Hylands
Councillor Carr	Councillor Miss West
Councillor Dickson	Councillor Wright

The Mayor (Councillor Mrs Searle) (ex officio)
Chairman of the P and O Board (Councillor Hook) (ex officio)

FIRE PRECAUTIONS

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

In the event of the fire alarm (single continuous sound) being activated, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, following any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.

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

IMPORTANT NOTICE:

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

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

NOTE:

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

AGENDA

Recommended
Minute Format

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

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

3. MINUTES OF THE MEETING OF THE BOARD HELD ON 8 SEPTEMBER 2009

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, 2 October 2009. 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, 2 October 2009).

6. K17671/1 PLANNING APPLICATION FOR APPROVAL OF MATTERS RESERVED BY CONDITIONS OF OUTLINE CONSENT K17671/1 FOR THE REDEVELOPMENT OF ROWNER

PART II
Contact Officer:
Pat Aird
Ext 5328

(i) To consider application K.17671/1 for approval of details relating to Appearance, Layout, Scale and Landscaping for Phases 1 and 8 of the Rowner redevelopment reserved under condition 12 of Outline Consent K17671:

(ii) To consider plans and particulars showing the detailed proposals for the following aspects of Phases 1 and 8 required by condition 13 of Outline Consent K17671:

(a) Details of the roads including the junction layouts, visibility

Regulatory Board
6 October 2009

spays, width location and materials to be used for bicycle paths and foot paths, the provision to be made for turning loading and unloading of vehicles, and provision to be made for traffic calming including pedestrian crossings, signing and lining and other management measures

(b) The provision to be made for the parking of vehicles

(c) The provision to be made for visitor cycle parking and residents' cycle storage

(d) The provision to be made for affordable housing

(e) The provision to be made for the storage and disposal of refuse

and

(iii) To consider the proposed sequence and timing of demolition and construction phasing required by conditions 6 and 7 of Outline Consent K17671

all on

Land to the north and south of Howe Road and at the junction of Howe Road and Oakthorn Close, Rowner, Gosport

7. K17660 OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF HOLBROOK RECREATION CENTRE AT FOREST WAY GOSPORT

PART II
Contact Officer:
Debbie Gore
Ext 5455

To consider an outline planning application submitted by the Borough Council for the erection of a replacement recreation centre, to include swimming pools, health and fitness suite, sports hall, crèche and all weather sports pitch, together with an hotel, restaurant and shop and associated car parking, servicing and landscaping.

8. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

PART II
Contact Officer:
Pat Aird
Ext 5328

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

9. ANY OTHER ITEMS

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

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 8 SEPTEMBER 2009**

The Mayor (Councillor Mrs Searle) (ex-officio), Chairman of the P & O Board (Councillor Hook) (ex-officio), Councillors Allen (P), Mrs Bailey (P), Carr, Carter (Chairman) (P), Dickson (P), Geddes (P), Hicks (P), Hylands (P), Miss West (P) and Wright (P).

It was reported that, in accordance with Standing Orders, notice had been received that Councillor Ms Ballard and would replace Councillor Carr for this meeting.

62 APOLOGIES

Apologies for inability to attend the meeting were received from the Mayor and Councillor Carr.

63 DECLARATIONS OF INTEREST

- Councillor Hicks declared a personal and prejudicial interest in item K14302/5 – 47 Monckton Road.
- Councillor Hylands declared a personal interest in item K14302/5 – 47 Monckton Road.
- Councillor Dickson made the Board aware of the position that he currently held as Chairman of the 'Allotment Stakeholders Consultative Group'

64 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 11 August 2009 be approved and signed by the Chairman as a true and correct record.

65 DEPUTATIONS

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

- K16750 – Revised Landscape Scheme, Cherque Farm
- K6814/12 – 108 Queens Road, Gosport
- K15384/2 – 3 Smeeton Road, Gosport

66 PUBLIC QUESTIONS

No public questions had been received.

PART II

67 K16750 –REVISED LANDSCAPE SCHEME AT CHERQUE FARM

Members of the Regulatory Board had attended a site visit at 10am on the day of the meeting and viewed the site from the cycle path and walked the length of the bunds.

Members were advised that an amended plan of the longitudinal section across the western end of the bund was received on 6th September which clarified the detailing on that part of the proposal.

Mr Bruce was invited to address the Board. He advised that he resided in Warwick Close and that he was concerned about the privacy of his bedroom particularly in winter when there was no foliage to obstruct the view into his property.

He also expressed concern that the tree line needed to be tidied up as there were large amounts of debris in the area.

He welcomed the additional planting proposed.

Mr Jessey was invited to address the Board. He advised that he resided in Westland Drive and objected to the proposals for the bunds. He advised that he felt the bunds should be replaced by turf and have a tree line with shrubs at the lower level. He suggested that, fences be installed and that this solution would provide screening similar to that along Cherque Way.

He advised the Board that the bunds served no purpose and compromised security; he felt that to use them as screening to provide separation between Wootton Road and Westland Drive was unnecessary as there were other properties with less separation distance between them than there was between the properties either side of the bund.

He felt that the existing path would be retrodden into the bunds, even with improved planting, that they would be costly to maintain and that the work undertaken to reprofile the site would be disruptive to residents.

He advised the Board that there were no other similar landscape features in Lee-on-the –Solent and that they would be problematic to the area.

Councillor Kimber, Ward Councillor for Lee East, was invited to address the Board. He advised the Board that he had originally been concerned that the height of the bunds could be dangerous for children.

He felt that the amended plans addressed his concerns and that he had only received two letters from residents in Westland Drive objecting to the proposals.

Members acknowledged that it would be difficult to find a resolution that satisfied every resident. It was felt that the amended plans reached an acceptable compromise, addressing the issues previously highlighted by Ward Councillors.

RESOLVED: That the revised landscape scheme in the southern part of Cherque Farm adjoining Wootton Road, Lancaster Close, Warwick Close, Westland Drive, Magister Drove and Proctor Drive as part of the Details approved for the final phase of the Cherque Farm development under planning permission K16750 for the erection of 22 dwellings at Cherque Farm, Lee-on-the- Solent be approved

68 REPORTS OF THE DEVELOPMENT SERVICES MANAGER

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

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

69 K6814/12 - OUTLINE APPLICATION - PART DEMOLITION OF EXISTING BUILDING AND ERECTION OF 2 STOREY BUILDING TO PROVIDE 1NO. THREE BEDROOMED DWELLING AND 2NO. FLATS 108 Queens Road Gosport Hampshire PO12 1LH

The Board were advised that the new build element of the proposal was for 1no 3 bedroom dwelling, 1no 2 bedroom flat and 1no 3 bedroom flat and that the description of the development had been amended to include reference to the retained dwelling which is proposed to be amended from one to two bedrooms.

Members were advised that the required legal agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space had been not yet been completed. Officers requested that authority be delegated to the Head of Development Control to refuse the application on the basis of non-compliance with Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review if the completed document was not received by 25 September 2009.

The Board were also advised that an additional 6 letters of representation had been received and that the additional issues raised related to the height and mass of the structure, loss of privacy, surface water drainage and concerns regarding obstruction of a public right of way at the eastern end of the development.

The Board was advised that the application was for outline consent and that issues concerning the design and the positioning of windows and drainage would be considered at the detailed application stage. In addition the Board

were advised that obstruction of the alley during construction works was a private matter and not for consideration by the Regulatory Board.

Mr Gilbertson was invited to address the Board. He advised that he resided opposite and that he felt that the proposed development would be out of character with the surrounding properties.

He expressed concern that the proposal would lead to the loss of a community facility and that amendments to the roof would result in loss of light to properties opposite the development. In addition, he felt the proposals exceeded the density range set out in the Local Plan Review.

He advised that 3 parking spaces were not sufficient for the development as the number of units would place strain on existing parking facilities.

Mr McLean, the architect for the application, was invited to address the Board. He advised that the revised application addressed the reasons for refusal given for the previous application.

He explained that the existing building was of poor quality and needed to be rebuilt and that the indicative drawings demonstrated that the proposed building would be in keeping with other corner plots in the area. In addition he advised that a garden area had been included in the amended plans.

He advised that the existing facility was privately used and was currently not available for public use.

In answer to a Member's question Mr McLean advised the Board that he was not aware of any issues surrounding the right of way on the rear access route.

Mr McLean advised that the eaves height of the development would follow on from the adjoining buildings and would only increase at the junction.

A Member advised the Board that there were a number of newer style properties within the area and that recently a new development comprising a block of flats and a community hall had been completed nearby.

Members acknowledged that the building was of poor quality and that amendments had been made to rectify concerns identified within the previous application.

RESOLVED: That outline application K6814/12, 108 Queens Road, Gosport be approved subject to the receipt of a completed S106 Agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the following reason set out in (i) below. In the event that the completed legal agreement is not received by 25 September 2009, authority is delegated to the Head of Development Control to refuse the application.

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density in this location and will not harm the character or appearance of the area, or highway safety conditions in the locality, or the amenities of the occupiers of neighbouring dwellings, or the interests of nature conservation. Adequate provision is made for access, car parking, cycle parking, refuse storage and open space. As such, the proposal complies with Policies R/DP1, R/T11, R/CF2 and R/OS8 of the Gosport Borough Local Plan Review and Policies BE1 and CC6 of the South East Plan.

70 K15384/2 - ERECTION OF SECOND FLOOR REAR EXTENSION AND ROOF ALTERATIONS TO INCLUDE INCREASE RIDGE HEIGHT OF MAIN ROOF
3 Smeeton Road Lee-On-The-Solent Hampshire PO13 8JJ

Mr Yates was invited to address the Board. He advised that the property had previously been extended on a number of occasions.

He felt that the proposal would have a detrimental effect on the outlook from, and the sunlight to, his property.

He advised Members that the proposed extension would be out of keeping with the surrounding properties.

It was proposed that the application be deferred pending a site visit by Members of the Regulatory Board.

RESOLVED: That application K15384/2 – 3 Smeeton Road, Lee-on-the-Solent be deferred pending a site visit by Members of the Regulatory Board.

71 K14302/5 - OUTLINE APPLICATION - ERECTION OF 3NO. DETACHED HOUSES WITH INTEGRAL GARAGES (as amended by plans received 11.08.09)
47 Monckton Road Gosport Hampshire PO12 2BG

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

Councillor Hylands declared a Personal Interest in this item, remained in the meeting room and took part in the discussion and voting thereon.

RESOLVED: That outline application K14302/5 47 Monckton Road, Gosport be approved subject to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and the payment of a commuted sum towards the provision of transport infrastructure and 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 and will not have any detrimental impact on the character or visual amenities of the area, adjoining and prospective residents or highway safety. Any archaeological evidence will be monitored and recorded. Adequate provision is made for open space, transport infrastructure, car and cycle parking and refuse storage. As such the proposal complies with Policies R/DP1, R/DP3, R/H4, R/T4, R/T11, R/BH8 and R/OS8 of the Gosport Borough Local Plan Review.

72 K9750/3 - REGULATION 3 - CONVERSION OF 2NO. FLATS INTO 1NO. SELF CONTAINED FLAT
Woodlands House Chestnut Walk Gosport Hampshire PO12 4BE

RESOLVED: That Regulation 3 application K9750/3 – Woodlands House, Chestnut Walk, Gosport, Hampshire 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 development is acceptable. It will result in an upgraded standard of accommodation and will not have a detrimental impact on existing parking arrangements, local traffic conditions or the amenities of adjoining residents. The proposal therefore complies with Policies R/DP1, R/H8 and R/T11 of the Gosport Borough Local Plan Review.

73 K9750/2 - REGULATION 3 - CONSTRUCTION OF ACCESS RAMP AND STEPS TO MAIN ENTRANCE
Woodlands House Chestnut Walk Gosport Hampshire PO12 4BE

RESOLVED: That Regulation 3 application K9750/2 – Woodlands House, Chestnut Walk, 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 development is acceptable in this location. It is of an appropriate design and will provide safer access to the building and will not have a detrimental impact on the visual amenities of the area. As such, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

74 K16265/3 - ERECTION OF DETACHED CHALET BUNGALOW
Land Adjacent To 36 Cavanna Close Gosport Hampshire PO13 0PE

Members acknowledged that the proposed development was now for one property rather than two as in the previous application which was refused.

Officers advised that a condition was proposed relating to the use of a Sustainable Urban Drainage System to address flooding concerns.

In answer to a Member's question the Board were advised that the dormer windows were acceptable as they did not directly oppose the windows in the adjoining properties.

RESOLVED: That application K16265/3 – land adjacent to 36 Cavanna Close, Gosport, Hampshire be approved, subject to Section 106 agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and the payment of a commuted sum towards transport infrastructure, services and facilities and subject to the conditions set out in the report of the Development Services manager, for the following reason.

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. Due to its design, siting and orientation, it will not have a detrimental impact on the character of the area, the visual amenity of the locality, the amenities of existing or prospective residents or highway and pedestrian safety. Adequate provision is made for access, car parking, cycle parking, refuse storage, open space and highway and infrastructure improvements. As such, the proposal complies with Policies R/DP1, R/H4, R/T11, R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

**75 K17683 - CHANGE OF USE FROM RETAIL SHOP (USE CLASS A1) TO COFFEE SHOP (USE CLASS A3) AND INSTALLATION OF EXTRACTION SYSTEM (as amended by plans received 05.06.09 and amplified by e-mails received 05.06.09, 25.06.09 and 27.07.09)
Unit 1 83 - 93 High Street Lee-On-The-Solent Hampshire PO13 9BU**

Members supported the proposal to open a Coffee Shop in Lee-on-the-Solent.

RESOLVED: That application K17683, Unit 1 83-93 High Street, Lee-on-the-Solent, be approved, subject to the conditions set out in the report of the Development Services Manager, for the following reason below.

- 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 enhance the vitality and viability of the Lee-on-the-Solent District Centre and will generate additional employment opportunities. It will not have a detrimental impact on the traffic or parking conditions in the locality, the amenities of nearby residents through noise or smell generation, or the everyday operations of adjacent uses. As such, the proposal complies with Policies R/DP1, R/S3, R/T11 and R/ENV10 of the Gosport Borough Local Plan Review.

**76 K10519/2 - ERECTION OF REPLACEMENT REAR CONSERVATORY
13 Molesworth Road Gosport Hampshire PO12 1QT**

Members were advised that this application was required to be considered and determined by the Board as it had been made by a member of Gosport Borough Council staff.

RESOLVED: That application K10519/2, 13 Molesworth Road, Gosport, be approved, subject to the conditions set out in the report of the Development Services Manager, for the following reason.

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is of an appropriate design and will not have a detrimental impact on the visual amenity of the locality or the amenities of the occupiers of the adjoining properties. As such, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

**77 K12813/7 - CHANGE OF USE FROM SHOP (USE CLASS A1) TO RESTAURANT (USE CLASS A3) AND INSTALLATION OF INTERNAL EXTRACTION DUCT WITH EXTERNAL LOUVRE VENT ON REAR ELEVATION (LISTED BUILDING IN CONSERVATION AREA) (as amended by letter dated 17.08.09 and by plans received 18.08.09)
99 High Street Gosport Hampshire PO12 1DS**

RESOLVED: That application K12813/7, 99 High Street, Gosport, be approved, subject to the conditions set out in the report of the Development Services Manager, for the following reason below.

- 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 enhance the vitality and viability of the Gosport Town Centre Principal Shopping Centre and will generate additional employment opportunities. It will preserve the character and appearance of the Conservation Area and will not have any detrimental impact on this Listed Building or its setting. It will not have a detrimental impact on the traffic or parking conditions in the locality, the amenities of nearby residents through noise or smell generation, or adjacent uses. As such, the proposal complies with Policies R/DP1, R/S3, R/BH1, R/BH3, R/T11 and R/ENV10 of the Gosport Borough Local Plan Review.

**78 K12813/8 - LISTED BUILDING APPLICATION - ALTERATIONS TO FACILITATE CHANGE OF USE FROM SHOP (USE CLASS A1) TO RESTAURANT (USE CLASS A3) AND INSTALLATION OF INTERNAL EXTRACTION DUCT WITH EXTERNAL LOUVRE VENT ON REAR ELEVATION (CONSERVATION AREA) (as amended by letter dated 17.08.09 and by plans received 18.08.09)
99 High Street Gosport Hampshire PO12 1DS**

RESOLVED: That listed building application K12813/7, 99 High Street, Gosport, be approved, subject to the conditions set out in the report of the Development Services Manager, for the following reason below.

- i. That having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. It will bring a vacant property back into use with a minor appropriate external alteration and does not have any detrimental impact on this Listed Building or its setting. As such the development complies with Policy R/BH3 of the Gosport Borough Local Plan Review.

**79 K7992/3 - REGULATION 3 - ERECTION OF REPLACEMENT 1.8 METRE HIGH GALVANISED BOW TOP RAILINGS WITH SUPPORT POSTS AND ACCESS GATES
Brockhurst Allotments Military Road Gosport Hampshire**

In answer to a Member's question, the Board were advised that the application was for replacement fences and access gates along Military Road, Greenlea Grove and Norfolk Close. The badgers on the site resided on the perimeter of the allotments adjacent to Captains Close and would therefore be unaffected by the development.

RESOLVED: That Regulation 3 application K7992/3, Brockhurst Allotments, Military Road, Gosport be approved, subject to the conditions set out in the report of the Development Services Manager, for the reason below.

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is of an appropriate design and will improve the visual amenities of the locality and not have a detrimental impact on protected species. As such, the proposal complies with Policies R/DP1, R/OS9 and R/OS13 of the Gosport Borough Local Plan Review.

80 K17387 – APPEAL BY CEMEX AGAINST THE REFUSAL OF PLANNING APPLICATION K17387 FOR THE ERECTION OF PLANT FOR THE PRODUCTION OF READY MIXED CONCRETE AT PLOT 2, LEDERLE LANE, GOSPORT

Consideration was given to the report of the Development Services Manager updating the Regulatory Board on the progress of the appeal by Cemex against the Council's refusal of planning application K17387, including the negotiations that had been taking place to resolve the potential impact on the adjoining business, Selden Masts.

The Board were advised that an amendment was proposed to the recommendation:

"That authority is delegated to the Development Services Manager in liaison with the Borough Solicitor to withdraw the Council's objections to the erection of plant for the production and supply of ready mixed concrete at Plot 2, Lederle Lane, Gosport provided that the Development Services Manager and Borough Solicitor are satisfied that Selden Masts objections have been satisfactorily addressed".

In answer to a Member's question concerning an increase in traffic to the site, the Board were advised that the original decision to refuse the application was that:

"The development, by reason of the nature of the operation, dust arising from the open storage and transport of materials to the site, and the potential release of cementitious dust, will have a detrimental impact on the character, appearance and environment of the area which is likely to have a significant harmful effect on other business operations in the vicinity. As such the proposal is contrary to Policy R/EMP5 and R/DP1 of the Gosport Borough Local Plan Review."

Members were advised that the permission had previously been approved for industrial use and that the issue of increased traffic had not been identified as a reason for refusal when the original application was made.

The Board were advised that following the refusal of the original application, Cemex had produced evidence in the course of the appeal process on the exact quantity of cement dust that would be emitted and were prepared to undertake mitigation measures to alleviate the risk to the adjoining business.

RESOLVED: That authority is delegated to the Development Services Manager, in liaison with the Borough Solicitor, to withdraw the Council's objections to the erection of plant for the production and supply of ready mixed concrete at Plot 2, Lederle Lane, Gosport provided that the Development Services Manager and Borough Solicitor are satisfied that Selden Masts objections have been satisfactorily addressed.

The meeting commenced at 6.00pm and concluded at 7.10 pm

CHAIRMAN

AGENDA ITEM NO. 06

Board/Committee:	Regulatory Board
Date of Meeting:	6 October 2009
Title:	K17671/1 Planning Application for Approval of Matters Reserved by Conditions of Outline Consent K17671 for the Redevelopment of Rowner
Author:	Development Services Manager
Status:	For Decision

Purpose

(i) To consider application K.17671/1 for approval of details relating to Appearance, Layout, Scale and Landscaping for Phases 1 and 8 of the Rowner redevelopment reserved under condition 12 of Outline Consent K17671:

(ii) To consider plans and particulars showing the detailed proposals for the following aspects of Phases 1 and 8 required by condition 13 of Outline Consent K17671:

(a) Details of the roads including the junction layouts, visibility spays, width location and materials to be used for bicycle paths and foot paths, the provision to be made for turning loading and unloading of vehicles, and provision to be made for traffic calming including pedestrian crossings, signing and lining and other management measures

(b) The provision to be made for the parking of vehicles

(c) The provision to be made for visitor cycle parking and residents' cycle storage

(d) The provision to be made for affordable housing

(e) The provision to be made for the storage and disposal of refuse

and

(iii) To consider the proposed sequence and timing of demolition and construction phasing required by conditions 6 and 7 of Outline Consent K17671

all on

Land to the north and south of Howe Road and at the junction of Howe Road and Oakthorn Close, Rowner, Gosport

Recommendation

Grant permission

for the following reasons:

Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the details of appearance, layout, scale and landscaping are acceptable. The appearance of the buildings and landscaping will enhance the appearance of the area and with the scale and layout is appropriate in this location. There will be no adverse impact on residential amenity or highway safety and adequate provision has been made for car parking, cycle parking and storage and refuse storage. As such the details comply with Policies R/DP1, R/T3, R/T11, R/H4, R/H5, R/H9, R/OS8, R/OS13 and R/OS14 of the Gosport Borough Local Plan Review.

and subject to the following conditions:

1. Details including samples of all facing materials for each building shall be submitted to and approved by the Local Planning Authority in writing before works above slab level of that building are commenced. The works shall be carried out in accordance with the approved details.

Reason – To ensure the appearance of the development is acceptable in compliance with Policy R/DP1 of the Gosport Borough Local Plan.

2. Details including samples of all hard surfacing materials shall be submitted to and approved by the Local Planning Authority in writing before any landscaping works are commenced. The works shall be carried out in accordance with the approved details.

Reason – To ensure the appearance of the development is acceptable in compliance with Policy R/DP1 of the Gosport Borough Local Plan.

3. A programme for the implementation of following aspects of the development shall be submitted to and approved by the Local Planning Authority before the development commences and the development shall thereafter be carried out in accordance with the approved programme.

- (i) hard and soft landscaping
 - (ii) the make up of the roads, foot paths and junctions including any traffic calming measures and lighting installation
 - (iii) the provision of vehicle parking and turning areas

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

4. The approved refuse storage facilities shall be provided for each building before it is first occupied.

Reason - To ensure adequate refuse storage facilities have

been provided in compliance with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. The approved cycle storage facilities shall be provided for each building before it is first occupied.

Reason - To ensure adequate refuse storage facilities have been provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

1.0 Background

- 1.1 Outline Consent K17671 was considered by the Regulatory Board on 21 April 2009 when it resolved to advise the Secretary of State that the Borough Council was minded to grant Outline Consent subject to completion of a Section 106 Agreement relating to the provision of sports pitches within the Borough and the implementation of a management plan for Browndown SSSI, and also subject to 22 conditions. The Secretary of State confirmed on 8 May 2009 that the application should be decided by Gosport Borough Council. The S106 Agreement was completed on 23 July 2009 and the decision notice was issued on 24 July 2009.
- 1.2 On 30 July 2009 application K17671 was submitted for the approval of details pursuant to K.17671 within phases 1 and 8. At this stage these phases were geographic, not sequential, as the phasing plan for both demolition and construction work required by conditions 6 and 7 on the Outline Consent had not been submitted and had not therefore been approved. The two geographical areas are the land to the north and south of the existing Howe Road and the area immediately adjacent to the foot bridge at the junction of Oakthorn Close and Howe Road. The details included those relating to appearance, layout, scale and landscaping required by condition 12 and details relating to the road layout, parking layout, affordable housing provision, cycle and refuse storage, which were all required by condition 13 of K17671.
- 1.3 In addition details of the programme for demolition and construction required by conditions 6 and 7 of Outline Consent K17671 were submitted on 21 September 2009.

2.0 The Application Site

- 2.1 The Phase 1 site comprises the east-west and northwest-southeast aligned parts of Howe Road, the southern half of Aston Close, St Albans Court, Guildford Court, Winchester Court, Peterborough Court and the southern parts of Manchester Court and Lincoln Court.
- 2.2 The Phase 8 site comprises the cross road junction of Oakthorn Close and Howe Road and the adjacent access roads where the

footbridge is currently located.

3.0 The Proposals

3.1 *Proposed details required by Conditions 12 and 13 of K17671.*

- 3.1.1 On the Phase 1 site the proposal is to demolish the courts referred to para. 2.1 and stop up the current Howe Road access from Grange Road, and re-align this east-west section of Howe Road approximately 150 metres further north with a new access from Grange Road just to the south of the present location of Peterborough and Winchester Courts. This new part of Howe Road will have on-street parking bays and will be lined with trees. There will be a bus stop on either side.
- 3.1.2 On either side of the new Howe Road/Grange Road junction two part three/part four storey block of flats are proposed on either side of the new Howe Road/Grange Road junction to create a gateway feature (Blocks F and G). Each block will have a parking area to the rear. There will be a cul-de-sac leading off Howe Road giving access to the parking area to the rear of the southern block (Block F). A pair of 2 storey semi detached house will front the opposite side of this cul-de-sac. To the west of the block on the north side of the junction (Block G) will be two terraces of 5 houses backing onto each other with pedestrian access along the rear and side boundaries. The terrace fronting Howe Road will be 2.5 storeys high and the terrace backing onto it will be 2 storeys high.
- 3.1.3 Further west is the new north-south road (the avenue). Like Howe Road it will have on-street parking bays and be lined with trees. It is to be fronted either side by 2 and 2.5 storey terraced houses with a pair of 3 storey semi detached properties at the southern end.
- 3.1.4 To the west of the avenue fronting the north side of Howe Road a terrace of 2.5 storeys is proposed and beyond on either side of the junction of Howe Road with Gazelle Close there is to be a three property 2 storey terrace with an additional pair of semi detached 2 storey properties on the south east side of the junction aligned with the existing terrace fronting the east side of Gazelle Close. At the northern end of the site there will be access to parking areas on either side of the avenue. The one on the eastern side will also give access to the parking area of the block of flats on the north side of the Howe Road/Grange Road junction (Block G).
- 3.1.5 The southern edge of the site will comprise a car-free landscaped corridor for pedestrians and cyclists with a link through to the avenue. It will be fronted with terraces of mainly 2 storey terraced houses with one terrace of three properties at 3 storey height. To the west of these houses an 'L' shaped 3 storey block of flats is proposed (Block E). The south eastern and north western ends of the bund diagonally

opposite this block of flats will be retained. The middle part of the bund will be removed and three 3 storey blocks of flats are proposed fronting the south west side of the part of Howe Road to be retained on its existing alignment (Blocks B, C and D). These blocks of flat will be separated by areas of parking and landscaping. On the boundary with Home Heath there will be 2 metre high railings and semi-natural landscaping. To the north of the Council's Nursery an L shaped 3 storey block of flats is to be set into the slope behind the bund (Block A). There is to be pelican crossing on Howe Road at this point. To the west there is to be a bus stop on the southern side of the road. Beyond three pairs of semi detached 2 storey houses are proposed.

- 3.1.6 On the Phase 8 site the footbridge and bunds are to be removed. On the levelled ground 18 new houses are proposed comprising a mix of 2 storey terraced and semi detached houses fronting Howe Road and Oakthorn Close and the access roads leading off them.

3.2 *Landscaping and Open Space*

- 3.2.1 There are 2 new linked public areas within these two phases of the development. These are the ecological edge on the southern boundary through which a cycle path and pedestrian access crosses from east to west, and a cycle and pedestrian link leading north through the new housing on the south side of the new alignment of Howe Road. In future phases of the development these public areas will link to other new public areas further north. In addition the east and west ends of the bund between the junction of Howe Road and Little Woodham Lane and the Council's Nursery and the landscaped area on the opposite side of Howe Road are to be retained as informal amenity areas along with other existing smaller landscaped areas within the application site boundaries.
- 3.2.2 At the outline stage a detailed tree survey was undertaken in accordance with the latest relevant British Standards (BS 5837). This identified the arboricultural quality and viability of existing trees. Within the Phase 1 area, it is proposed that 101 trees will be removed, of which 90 are either dead, dying/dangerous or are of low quality. The remaining 21 trees are of medium quality. It is proposed that the new scheme will deliver 107 new trees in this part of the site. Within the Phase 8 area the removal of the existing bund will inevitably result in the loss of trees. However, of the 36 trees directly affected by the development, 16 of these have been identified as dead, dying or dangerous and should be removed irrespective of the proposed development, and 13 trees are of low quality and will not last longer than 10 years. The remaining 7 trees to be lost are of moderate quality, and it is proposed to replace these with 7 new trees.

3.3 *Roads and Parking*

3.3.1 Details of the new road layout and construction including visibility splays and traffic calming measures have been developed in liaison with Hampshire County Council Highways as the majority of the vehicular, pedestrian and cycle routes will become adopted highway. The footbridge will be replaced by one Pelican and one Puffin crossing on Howe Road. A Puffin (Pedestrian User Friendly Intelligent) crossing has nearside signals and variable time by using infra red pedestrian detectors to match the length of time pedestrians take to cross the road

3.3.2 300 car parking spaces are to be provided within private courtyards, private car parks adjacent to buildings and in bays at 90 degrees to and parallel with roads. All on street spaces will be unallocated. Allocated spaces are to be provided for just over 96% of the private housing. 25% of the affordable housing will have allocated spaces in accordance with Portsmouth Housing Association requirements.

3.4 *Refuse and Cycle Storage*

Refuse/recycling bin and cycle storage for individual houses will be in the rear gardens and all properties will be able to access rear gardens without going through the houses. Communal bin and cycle stores are to be provided for the blocks of flats.

3.5 *Proposed Phasing of Construction and Demolition*

3.5.1 The proposed phasing for demolition and construction were matters that were indicated within the Environmental Statement submitted with the outline application K17671. However, these plans were indicative only and the final phasing of both demolition and construction were required by conditions 6 and 7 of that consent. The sequence has been refined as the project has developed and whilst the geographical areas have retained the same numbering to relate back to the outline consent and the Environmental Statement, the timing of demolition and construction within each geographical area has changed.

3.5.2 Phase 1 of both demolition and construction remains the same in terms of geographical area and programming but the geographical area shown as Phase 5 for demolition and Phase 8 for construction has been included now as part of Phase 1 in terms of the timing of demolition and construction. Phase 2 of demolition and construction will take place in the same geographical area as each other and that is as shown on the indicative plans submitted at the outline stage. This is the area to be re-developed as the commercial centre immediately south of Livingstone Court. Phase 3 in terms of sequence for both demolition and construction is the area in the extreme northwest of the outline application site (previously identified as Phase 6). Similarly Phase 4 is the area occupied by Livingstone Court (previously identified as Phase 6). The sequence of demolition

and construction then moves southwards through the areas indicated as Phases 3, 4 and 7 on the outline application indicative plans.

4.0 Relevant Policies

4.1 Gosport Borough Local Plan Review, 2006:

R/DP1
General Standards of Development within the Urban Area
R/T3
Internal Layout of Sites
R/T11
Access and Parking
R/H4
Housing Densities
R/H5
Affordable Housing
R/H9
Lifetime Homes
R/OS8
Recreational Space for New Residential Developments R/OS13
Protection of Habitats Supporting Protected Species
R/OS14
Biodiversity Action Plans

5.0 Summary of Consultation Responses

The Local Highway Authority
No objection.

Southern Water
No objection

Head of Housing (Strategic Services)
The development in general and the affordable housing in particular has regard to PPS3 and seeks to achieve a mix of Housing types and tenures of high quality. This is also true of the affordable housing types which is a mixture of houses and flats totalling 109.

These affordable homes are distributed throughout the proposed development, and vary in size and type and are thus capable of meeting a range of housing needs.

The proposed tenure distribution is also acceptable

In relation to sustainability the proposal that all dwellings in phases 1 and 8 reach Code of sustainable homes level 3 is acceptable as is the proportion of lifetime home proposed in these phases.

Head of Streetscene (Parks and Horticulture)
No objection

Head of Streetscene

Provision of storage and collection points acceptable.

Crime Prevention and Design

Generally good natural surveillance and use of appropriate boundary treatments. Wire fencing should be avoided. Comments provided on suitable locks, entry systems and glass and means of security for balconies, cycle stores, utility officials and postal deliveries. Request for traffic management measures.

6.0 Public Response

- 6.1 A petition with 43 signatures, a petition with 21 signatures and 12 letters of objection have been received. The issues raised are:
- removal of bunds
 - removal of trees and impact on wildlife and air quality
 - removal of foot bridges and consequences for safety of pedestrians
 - number of new dwellings proposed
 - density of new dwellings proposed
 - parking issues for existing residents
 - query on re-alignment of Howe Road
 - overlooking and loss of privacy
 - loss of green space
 - impact on residential amenity during construction from traffic, noise, dirt and dust pollution
 - more families in area already overcrowded
 - residents misled into thinking they would not be affected by the scheme
 - congestion
 - lack of publicity
 - more hiding places for criminals

7.0 Response to Issues raised by Objectors

- 7.1 The principle of the development including the number of dwellings, the density, the siting of buildings, the removal of the footbridges, trees and bunds, the re-alignment of Howe Road, and access were all matters considered by the Regulatory Board at the meeting on 21 April 2009 and subsequently approved under Outline Consent K17671. The impact on highway safety, air quality and wild life were all considered. These were fundamental concepts of the proposal set out within the Design and Access Statement that was submitted with application K17671. There are no elements of the current application which do not comply with the principles already approved under the Outline Consent.
- 7.2 In terms of publicity, the Rowner re-development has been the subject of extensive consultation over the last 2 years. The outline application was publicised on the home page of the Council web site,

reported in the media and notices were published in The News and erected in 30 locations within the area. This application was publicly advertised by letters sent to all occupiers of properties within 5 metres of the application site boundaries, 30 notices displayed in the roads and open spaces around the site and a notice published in The News.

- 7.3 The level of parking provision for the scheme as a whole was agreed under Outline Consent 17671. The details provided are in respect of the layout of the parking spaces and these are considered in section 8 of this report.
- 7.4 The scheme has been considered by the Crime Prevention and Design team of Hampshire Police and is considered to have a good level of natural surveillance that is absent in the existing Rowner estate and there are no major concerns with the design of the buildings, the layout and the landscaping. Satisfactory lighting levels will be secured through the road adoption proposals. Detailed issues of security will be addressed through the Secured by Design accreditation which has been applied for by the developers.
- 7.5 The impact of the re-development during construction was also considered at outline stage and conditions imposed on the outline consent to mitigate noise and dust.
- 7.6 One objector has raised the issue of recent bat activity. In the original surveys submitted with Outline Application K17671 only a number of very small bat roosts were identified. Further surveys have taken place recently to check the areas defined as Phases 1 and 8. Dusk and dawn bat activity surveys were completed in June and July 2009. These surveys demonstrated that common Pipistrelle bats continue to make opportunistic use of small crevices within various buildings in very low numbers. Whilst the exact locations of the roosting points changes, the overall nature of the bat activity remains very similar to that recorded previously. The developers will be seeking an EPS licence from Natural England to permit the demolition works affecting areas where bats have been found. There are certain areas where no bats have been recorded and these will not therefore be subject to any licensing constraints. When the licence/demolition is implemented the developers will be required by legislation to take precautionary steps to ensure that bats are not harmed, as set out in the licence methods statement.
- 7.7 The other issues raised are considered in section 8 of this report

8.0 Issues for Consideration

- 8.1 The principle of the Rowner re-development, taking into account the environmental impact, has been approved under Outline Consent K17671. Means of access, design concept, scale and siting

parameters, parking ratios, open space provision and other general matters have been agreed. The planning issues for consideration for approval of details reserved by condition are whether the details of the appearance, landscaping, layout and scale are acceptable having regard to the character and appearance of the area and the amenity of adjacent occupiers, the provision to be made for affordable housing, the lay out of the open space and parking, cycle parking and storage and refuse storage facilities, and the impact of the layout and landscaping on highway safety.

- 8.2 The design principles were set out in the Design and Access Statement which was submitted with the outline application. There are 4 principal character areas to reflect different functions within the development. Through the submission of details coherence has been given to the development as a whole by repeating design features such as mono pitched roofs, balconies and render panels at strategic locations throughout the scheme. The strong line of three storey blocks on the south side of Howe Road gives definition to the edge of the estate but the use of buff bricks with ochre cladding to define key elements on these buildings and the houses in this area reinforces the ecological character. The southern boundary treatment of railings and native planting leads to a natural transition to the countryside of the Alver Valley. The height of the three/four story blocks fronting Grange Road and pattern of render and brickwork panels with mono pitch roofs and metal balconies strengthens the concept of a gateway feature whereas the two storey houses over most of the rest of the site are of a traditional pitched roof design which reflects the residential character of the area. There are a variety of different sized dwellings with different types of tenure spread throughout the scheme, including provision for both affordable housing and lifetime homes to meet the housing needs of the Borough. As such the details comply with Policies R/DP1 and R/H4, of the Gosport Borough Local Plan Review.
- 8.3 In general terms a separation distance of 21 metres or more between opposing elevations at two storey height has been maintained throughout the development with one or two exceptions. The exceptions are within the proposed terrace fronting Howe Road opposite Block D which backs onto Leicester Court, in particular numbers 10 and 11. However in those cases the windows on the elevations facing each other are not directly opposing and the distance falls short by a maximum of 5 metres. Whilst there are now to be buildings in places where they do not currently exist, the siting of these buildings has been agreed under the Outline Consent K17671. Separation distances at 3 and 4 storey heights are in accordance with the guidelines set out in Appendix B of the Local Plan Review. Blocks A, B, C and D are on the opposite side of Howe Road to any existing dwellings and the nearest terraces on the other side of the road are gable end on so there is no impact on light or outlook and there is a separation distance of 30-40 metres. This is

also the case with Block E where there is a separation distance of 20 metres across a road to gable end of properties in Gazelle Close, whereas there is an existing terrace of 3 properties looking onto this courtyard. All the new properties to south of the new alignment of Howe Road will likewise have no impact, i.e. Block F and house numbers 33-67. In the long term the impact of Block G and house numbers 68-97 have to be considered in the context of the new development as the houses to the north are part of the re-development scheme where there is a separation distance of more than 21 metres across a parking court to the proposed new properties. In the interim there is a distance of 18 metres from the new houses in this phase to the existing terraces which are anyway aligned north-south and therefore their main windows face east and west away from the new development. As such there will be less overlooking than there is currently. As such I do not consider there to be a significant impact on the residential amenities of existing or future occupiers in terms of loss of light, outlook or privacy and therefore the details comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

- 8.4 The linked public spaces will provide safer and more useable outdoor play areas than the existing bunds. As they are connected to the pedestrian and cycle circulation routes they will draw visitors and residents through the site and act as a buffer to the ecologically sensitive area immediately to the south on the edge of the Alver Valley. Whilst a relatively large number of trees have to be removed to allow the removal of the bunds, the majority are in poor condition, have a low life expectancy or are of low amenity value. Along the southern edge all trees in good condition are to be retained. Moreover additional trees are to be planted, particularly alongside the main routes of Howe Road and the avenue to ensure the development has a 'green' appearance. Consequently there will be a small net gain in the number of good quality trees. The landscaping includes the provision of bat and bird boxes and the use of plant species to encourage biodiversity. A receptor area has been prepared for reptiles in Alver Meadow by creating areas of long grass and the construction of hibernacula. As such the proposal is in compliance with Policies R/OS13 and R/OS14 of the Gosport Borough Local Plan Review.
- 8.5 There are a variety of different sized dwellings with different types of tenure spread throughout the scheme, including provision for both affordable housing and lifetime homes to meet the housing needs of the Borough. As such the details comply with Policy R/H5 and R/H9 of the Gosport Borough Local Plan Review.
- 8.6 Whilst the general principle of access to the re-development was considered at the outline stage, the detailed highway design forms

part of this application. A Stage 1 Safety Audit and Design Check has been undertaken and as a result amendments have been incorporated and updated drawings submitted. The development will enhance the pedestrian environment and create safe, well lit and clean desirable routes benefiting from natural surveillance and limited gradients in accordance with the principles of the Disabled Discriminations Act (DDA). The replacement of the existing footbridge and subways on Howe Road with a puffin and zebra crossing respectively will provide safe crossing locations with benefits for residents, particularly those with mobility difficulties, prams or pushchairs. A puffin crossing is more reactive to the demands of pedestrians than any other road user. Detector loops positioned at 15m, 25m and 39m intervals on the approach to the puffin will ensure that if a vehicle is not slowing down sufficiently the lights will not change to permit the pedestrian to cross, albeit the lights will still be on red for vehicles. Howe Road has a 30mph speed limit. The approaches to the puffin and zebra crossings will be clearly signed, lined, and lit with possible traffic calming to the approval of Hampshire County Council in terms of pedestrian safety and keeping vehicle speeds to a minimum. The existing earth bunds will be reduced, again on approach, to improve visibility for both vehicles and pedestrians. The objective of the design of the outline scheme was to change the character of Howe Road, reducing its barrier effect and reducing traffic speeds. The installation of the controlled puffin crossing will improve the network considerably, particularly for those with mobility difficulties or the disabled. The detailed design also proposes the installation of entry measures which will have the effect of slowing down vehicles significantly thereby ensuring that those using the crossing will feel considerably safer. As such the proposal complies with Policies R/T3 and R/T11 of the Gosport Borough Local Plan Review.

- 8.7 In accordance with the Outline Consent K17671 parking spaces are to be provided at a general ratio of 1.07 spaces per household, which equates to the average car ownership in the Borough and is in accordance with the principles agreed at outline stage with 25 spaces for future phases of the development. The unallocated on street spaces could also be used by existing residents. There is a net gain in parking spaces within Phases 1 and 8 when compared with the existing provision in this area. At present there are 72 dwellings to be demolished and 89 car parking spaces to be removed. However 237 new dwellings are proposed with 306 new car parking spaces. This equates to a net gain of 148 new dwellings and a net gain of 217 new car parking spaces. As such the overall ratio of car parking spaces to dwelling is significantly improved and complies with Policy R/T11 of the Gosport Borough Local Plan Review.
- 8.7 Cycle parking and storage meet the required standards and the Head of Streetscene has confirmed that facilities for refuse storage and collection are acceptable in compliance with Policies R/DP1 and

9 Phasing

- 9.1 The programme for demolition is now more aligned to the construction programme which avoids leaving large tracts of land undeveloped for long periods. The construction programme will provide most of the additional houses at the start of the development within the geographical areas of Phases 1 and 8 which will facilitate the process of re-housing families whose homes are scheduled for demolition. The next phase will provide the new supermarket as a symbol of the regenerative effects of the development and this will be followed by the demolition of Rowner Village and Livingstone Court which are currently symbols of deprivation and the replacement of these buildings with good quality family homes. As such I consider the sequence of demolition and construction acceptable in discharge of conditions 6 and 7 of Outline Consent K17671.

10 Conclusion

The submitted details conform with principles set out in the outline application and set an appropriate context for the residential part of the Rowner re-development by establishing an improved environment for both existing and proposed occupiers in terms of appearance, scale, layout and landscaping of the new buildings, open space, roads and parking areas. There will be no adverse impact in terms of residential amenity or highway safety and adequate provision has been made for car parking, cycle parking and storage, and refuse storage and collection. As such the details comply with Policies R/DP1, R/T3, R/T11, R/H4, R/H5, R/H9, R/OS8, R/OS13 and R/OS14 of the Gosport Borough Local Plan Review.

Financial Services comments:	N/A
Legal Services comments:	None
Service Improvement Plan implications:	None
Corporate Plan:	N/A
Risk Assessment:	N/A
Background papers:	RB report 21.04.09 for application K17671 and application documents and plans.
Appendices/Enclosures:	1 showing location of application site
Report author/ Lead Officer:	Pat Aird

AGENDA ITEM NO. 07

Board/Committee:	Regulatory Board
Date of Meeting:	6 October 2009
Title:	K 17660 Outline Planning Application for the Redevelopment of Holbrook Recreation Centre at Forest Way Gosport
Author:	Development Services Manager
Status:	For Decision

Purpose

To consider an outline planning application submitted by the Borough Council for the erection of a replacement recreation centre, to include swimming pools, health and fitness suite, sports hall, crèche and all weather sports pitch, together with an hotel, restaurant and shop and associated car parking, servicing and landscaping.

Recommendation

Grant Outline Consent, subject to the conditions set out in Appendix 1 of this report, for the following reasons:

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 secure the provision of enhanced sports and leisure facilities for the community without adversely impacting on the environment of the site or the wider area, or prejudicing the vitality or viability of Gosport's defined shopping areas, or the redevelopment of other strategic Brownfield sites within the Borough. The proposal reflects the government's wider social, environmental and economic objectives relating to the provision of sustainable communities and provides opportunities to enhance biodiversity within the site. As such, the development complies with the national policies, regional policies and the policies of the Gosport Borough Local Plan Review as set out in Section 4 of this report.

1.0 Background

- 1.1 The application site is a relatively flat, predominantly grassed area of land, approximately 5 hectares in size, located on the western side of Fareham Road (A32), south of Forest Way. The site is owned by the Borough Council and accommodates the Holbrook Recreation Centre and Gosport Ice rink, together with an equipped children's play area, informal open space and two grass football pitches. The Holbrook residential estate lies to the north and to the south is the northernmost Huhtamaki industrial building, which is separated from the application site by a metal palisade fence. Along the western boundary is an existing cycle/footpath that joins with Forest Way, the

subject of a recent planning permission for Phase 1 of the Bus Rapid Transit route. Beyond is a line of mature trees and shrubbery and the residential properties in Turner Avenue. There is mature landscape planting and grass bunding along the eastern boundary of the site which largely screens the buildings and car parking areas from the A32. Access to the leisure centre and ice rink is from Forest Way.

- 1.2 The existing Recreation Centre comprises a 3100 square metre red brick building with profiled metal roof and contains a 25 metre swimming pool and 12 metre learner pool, three squash courts, fitness, sauna and sun bed suites, plus a sports injury clinic, activity and playgroup rooms and changing facilities. It was built in three phases, opening in 1976 with the main wet facilities, followed in 1981 with squash and dry changing facilities and finally, in 1983, with the fitness suite and outdoor changing facilities. The ice rink opened in 1989. All current facilities are served by 123 car parking spaces and 25 cycle spaces.
- 1.3 The physical condition of the Centre has deteriorated in recent years and the facilities are widely regarded as being of poor quality, outdated and in need of upgrading. The Council recognises that it is important to maintain the attraction of the facilities to meet the needs of users, both now, and in the future, and believes that a major redevelopment of the facilities is the most suitable way of achieving this objective. A recent feasibility study assessment highlighted the need to address the current and future deficit of accessible water space for swimming in the Borough, an under supply of courts/sports halls and that there was potential to increase the number of health and fitness facilities in the public sector. The potential for a synthetic pitch together with the provision of complimentary facilities was also highlighted.
- 1.4 Consideration has been given to various redevelopment schemes, some involving replacement of the existing facilities only, some including some additional sports and leisure uses and some including commercial development. The Council is proposing an optimum mix of facilities, including some commercial elements.

2.0 Relevant History

- 2.1 K8471 outline application covered swimming pool permitted 15.1.75
 K8471/ 1 indoor swimming pool complex permitted 23.4.75
 K8471/3 Regulation 4 application erection of 4 squash courts, offices and changing facilities permitted 29.1.80
 K8471/5 Regulation 4 application erection of single storey extension to accommodate changing and ancillary facilities permitted 26.10.83
 K8471/6 Regulation 4 application erection of single storey extension to accommodate amended changing room facilities permitted 20.1.87
 K8471/7 erection of ice skating rink and car park permitted 20.2.89
 K13523/5 Regulation 3 application internal alterations to convert

squash court to play area/lounge permitted 14.1.98

3.0 The Proposal

3.1 The application has been submitted in outline form, with only the principal of the development being considered at this stage. All other matters are reserved. The main element of the proposal is the construction of replacement sports facilities (approx 4700 sq metres in total) to include:

- a 25m, 6 lane pool plus learner pool with 200 seat spectator area
- fitness suite (approx 60 stations)
- health suite (including sauna and steam room)
- studio/function/meeting room
- cafeteria/vending area
- staff and first aid room, associated storage, plant toilets and office/reception
- changing areas
- retention of one grass sports pitch
- new floodlit synthetic sports pitch
- relocation of the existing children's play area

3.2 The following additional facilities are also included in the scheme:

- sports hall (4 court)
- crèche
- soft play area
- additional meeting room

3.3 The commercial elements comprise:-

- a hotel (Class C1) (2800 sq metres max) with potentially 60-100 bed on 2 or 3 stories
- a restaurant (Class A3) (114 sq metres) on one level
- a small convenience retail store (Class A1) (235 sq metres) on one level

3.4 The application includes details of the proposed uses, the amount of development proposed for each use (floorspace) and an indication of the upper limits for height for each building, together with various indicative layouts showing a range of possible configurations as to how the development could be accommodated on the site. The indicative layouts vary in terms of layout and siting of the buildings and access, and are not exhaustive, however, all show the buildings grouped along the eastern boundary of the site, facing the A32 frontage, together with new access, car parking, delivery and servicing areas and the re-provision of the children's play area. The existing ice rink is to be retained along with some informal green

space. The existing trees, shrubbery and bunding along the A32 frontage is to be removed, however, a comprehensive landscape scheme is proposed for the site.

- 3.5 It is anticipated that the sport and leisure element of the proposal will create a minimum of 17 full-time and 5 part time jobs. The number of employment opportunities created by the other elements of the proposal is currently not known, but based on floorspace is predicted to be in excess of 50. It is intended that the existing facilities will remain in use whilst the new facilities are under construction.
- 3.6 The application is supported by a Design and Access Statement, Planning Support Statement, Biodiversity Statement, Air Quality Assessment, Noise and Vibration Assessment, Flood Risk Assessment, Transport Statement, PPS6 Retail Assessment and a Waste Management Strategy.

4.0 Planning Policy

- 4.1 The principal aim underlying national planning guidance is that development should help create sustainable and socially cohesive communities with measures to both adapt to and mitigate against climate change. PPS1 contains the overarching planning policies on the delivery of sustainable development through the planning system and sets out expectations regarding access to jobs, health, education, shops, sports, leisure and community facilities and open space. It seeks to ensure that development is located in accessible locations and promotes the efficient use of land. Advice relating to economic and town centre development is contained within PPG4 and PPS6 and PPG13 addresses transport issues. Proposed changes to PPS6 were published in July 2008. The guidance removes the requirement for an applicant to demonstrate need and replaces this with a broader assessment framework relating to economic, social and environmental impacts. A new PPS4 Consultation Draft was published in May 2009. This policy statement sets out the Government's comprehensive policy framework for planning for sustainable economic development and updates the current advice given in PPG4 and PPS6. Specific advice relating to sports facilities and open space, biodiversity and nature conservation is contained within PPG17 and PPS9. More technical advice relating to waste management, renewable energy, pollution control, noise, and flood risk is contained within PPS10, PPS22, PPS23, PPG24 and PPS25.
- 4.2 The Regional Spatial Strategy (RSS) for the South East of England, the South East Plan, was published in May 2009 and sets out the spatial planning framework until 2026. It includes policies for infrastructure and economic development, biodiversity and the built and historic environment, tackling climate change and safeguarding natural resources and incorporates the Regional Transport Strategy.

The document deals with regeneration and social inclusion and directs local authorities and their partners to focus funding and initiatives to address the extensive regeneration needs of South Hampshire. The following policies are directly relevant to this application:

- SP3 Urban Focus and Urban renaissance
- SP4 Regeneration and Social Inclusion
- CC1 Sustainable development
- CC2 Climate Change
- CC4 Sustainable Design and construction
- CC6 Sustainable communities and character of the environment
- CC7 Infrastructure and implementation
- CC8 Green Infrastructure
- NRM2 Water Quality
- NRM4 Sustainable Flood Risk Management
- NRM5 Conservation and Improvement of biodiversity
- NRM9 Air quality
- NRM10 Noise
- S1 Supporting Healthy Communities
- S5 Cultural and Sporting Activity

- 4.3 The Gosport Borough Local Plan Review was adopted in May 2006. Strategic Statement 7 of the Local Plan Review aims to ensure that new leisure and community facilities are provided in locations that are easily accessible to the local community. One of the Council's Strategic Priorities is the provision of improved leisure facilities with increased usage. The following Local Plan Policies are relevant to the consideration of this outline proposal:

- R/OS5 New Open Space Provision
- R/OS14 Biodiversity Action Plans
- R/S2 Location of Additional Shopping & Leisure Floorspace
- R/CF8 Provision of Built Leisure Facilities
- R/CF9 Recreation and Leisure Allocations
- R/CF10 Protection of Existing Built Leisure Facilities
- R/CF11 Improvement or development of Tourist Accommodation and Conference Facilities
- R/DP1 General Standards of Development within the Urban Area
- R/DP3 Provision of Infrastructure, Services and Facilities
- R/ENV2 River and Groundwater Protection
- R/ENV4 Treatment of foul sewage and disposal of surface water
- R/ENV5 Contaminated Land
- R/ENV10 Noise Pollution
- R/ENV11 Minimising Light Pollution
- R/ENV12 Air Quality
- R/ENV14 Energy Conservation
- R/T2 New Development
- R/T3 Internal Layout of Sites
- R/T4 Off-site Transport Infrastructure

R/T9 Cycleways and Footways
R/T10 Traffic Management
R/T11 Access and Parking

5.0 Summary of Consultation Responses

Environment Agency

No objection subject to a condition relating to the implementation of a surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development.

Southern Water

The general principles for the proposed surface water drainage scheme are acceptable. However, there is inadequate capacity in the local network to provide foul sewage disposal, but by removing some of the existing surface water entering the sewer, it is possible that additional foul flows could be accommodated.

Sport England

Welcomes the proposals as they will help to address the identified sports needs of the Borough and considers that, in principle, the proposals have the ability to meet exception E5 of the Playing Fields Policy in that the proposals are of sufficient benefit to the development of sport to outweigh the loss of the playing field. However, in order to fully assess the application, further information is required on the proposed uses for the artificial pitch and uses for the remaining playing field.

Local Highway Authority

The proposed development generates a requirement for a maximum of 880 car parking spaces and 249 long stay cycle spaces. The existing cycle route should be extended through the site to allow cyclists safe access to the facilities. Suggest that access is moved westwards away from the traffic light controlled junction. If this is not possible a 3m wide refuge should be provided to allow pedestrians and cyclists to cross safely. Servicing for the uses and car parking layout will require further consideration. A contribution towards highway infrastructure improvements is required in relation to the additional trips generated by the proposed store and hotel and restaurant. A TRO is likely to be required to prevent the parking of vehicles on Forest Way. In conclusion the LHA has no objection subject to the payment of a commuted sum towards transport infrastructure, the submission of a Framework Travel Plan and a condition requiring that no development take place until the off-site highway works have been approved in writing by the Local Planning Authority and preventing occupation of the development until these off-site highway works have been completed.

Hampshire County Council - Lighting

Design and siting of lighting to be considered at detailed planning stage.

Head of Economic Prosperity

The scheme provides a number of significant potential benefits to support the economy and residents of the Borough.

Head of Environmental Health – Pollution

Update to be provided at the meeting

Hampshire Constabulary

There is minimal reference to current crime and disorder issues within the submission. No indication of how the boundaries will be defined or if access/egress will be limited to specific areas. Recommendations made relating to means of enclosure, defensive planting and lighting and CCTV.

6.0 Public Response

6.1 15 letters of observation and 1 petition with 3 signatures received. The following issues have been raised:

- principal of development supported, however, the Council should ensure that people with long term limiting illnesses will have equal access to the centre in terms of full disabled access and provision of appropriate facilities, for example a hydro pool
- there should be no loss of green field

6.2 The details of the facilities provided within the leisure centre and access to the buildings will be fully dealt with at the detailed planning stage. The loss of green field is considered in section 7.0 below.

7.0 Planning Issues

7.1 This site is within the Urban Area Boundary and is allocated for the provision of additional built leisure facilities under Policy R/CF9 of the Gosport Borough Local Plan Review. The sports and leisure elements of this application directly accord with this policy and are acceptable in principle and will help to address the identified needs within the Borough. This policy recognises that this is a sustainable location being close to the A32 with good bus, cycle and pedestrian links. Policy R/CF9 notes that any proposal should provide sufficient parking in order to ensure that there is not a detrimental impact on highway safety. It also notes that the design and location of buildings must be appropriate and proposals should not be detrimental to the amenities of adjoining residents. Consideration of the impacts of the leisure facility therefore relate to the localised effects on traffic, noise, air, flooding, landscape, biodiversity and residential amenity.

- 7.2 PPG17 states that the loss of playing fields can be justified if the proposed development is for indoor sports facilities of sufficient benefit to the development of sport to outweigh the loss. There will be no loss of outdoor playing facilities or pitches on this site resulting from this proposal. To the contrary, the provision of an all weather pitch in place of the existing grassed pitch will increase the availability and flexibility of usage of the external facilities and therefore increase the opportunity for participation in sporting activities at the site. For the above reasons and because there will be continuity of use of the existing facilities whilst the new facilities are being constructed, there is no conflict with Policy R/CF10 or the broader requirements of PPG17.
- 7.3 The other elements of the proposal, the hotel, restaurant and shop, whilst being separate land uses in their own right, form an integral part of this proposal and are considered to be complementary to the main leisure function of the site. However, the provision of retail, restaurant and hotel facilities needs to be assessed against policies R/S2 and R/CF11. In order for these uses to be acceptable in this area, it must be demonstrated that there is a need for each element of the proposal, together with reasons why the individual elements cannot be located within the town centre, or other centres and why this site has been chosen. Accessibility and impact on the vitality of existing defined Centres and the character of the area also needs to be considered.
- 7.4 All proposals within the Urban Area Boundary are assessed against Policy R/DP1 which deals with the effects on character, land contamination, residential amenity, infrastructure, car parking, crime, and flooding.
- 7.5 To summarise, the main issues in this case are:-
- the acceptability of the location on this site of the hotel and retail elements, and the likely effects of the development on:
 - the character and appearance of the area
 - traffic and parking conditions in the locality
 - the amenities of adjoining residents
 - the interests of nature conservation and biodiversity
 - the risks from flooding and any previous land contamination
- 7.6 The developer has undertaken a needs assessment and a sequential test for the proposed hotel and shop and restaurant, as advocated under PPS6 and required under Policies R/S2 and R/CF11 of the Gosport Borough Local Plan Review.
- 7.7 The assessment demonstrates that there is a quantitative need for additional hotel accommodation in the Borough and that in qualitative terms a modern budget hotel, with associated restaurant/bar facilities, would also generate demand from both business and

leisure visitors. In terms of the sequential test, it is acknowledged that the Holbrook site is not in the town centre, but, geographically, it is located centrally within the Borough, and, in terms of accessibility and convenience, it is well positioned to serve the community of Gosport as a whole, as well as those people visiting the Borough. An assessment of potential alternative sites in the town centre and the Neighbourhood and Local Centres has been made. Two sites that might be able to accommodate hotel development are the Gosport Bus Station and the Coldharbour Harbour site. However, both are to be subject to a master planning process which may see the regeneration of the waterfront area but until this process is complete they are not considered to be immediately available for development. The Assessment concludes that there are no sequentially preferable sites currently available and the proposal will not adversely affect existing facilities within the town centre given the acknowledged shortage of hotels within the Borough. The proposal, therefore, is not in conflict with Policy R/CF11. The restaurant is seen very much as an ancillary use linked to both the leisure centre and the hotel and therefore also compatible with the policy objectives set out above.

- 7.8 The proposed shop needs to be considered within the context of PPS6, the proposed changes to PPS6 and Local Plan Policy R/S2. PPS6 focuses on the promotion of retail uses within existing centres but it also considers that it is important to enhance consumer choice by making provision for a range of shopping, leisure and local services to allow genuine choice to meet the needs of the entire community. Draft PPS6 still provides a strong focus on town centre development but suggests that in considering the impact of a proposal on other centres, the wider advantages of the scheme should be considered in terms of the benefits to deprived areas and its promotion of social inclusion. The nearest defined Local Shopping Centre to the application site is Rowner Road, which is within 1500m walking distance of the site. The nearest Neighbourhood Centres are Brewers Lane, Beauchamp Avenue, Rowner Lane and Elson Road, within respective walking distances of 1170m, 1600m, 1800m and 1300m. These are some distance from the application site. It is worth noting that the Holbrook residential development to the north was intended to be served by a local shop but this was never built. Since the loss of the local convenience store at the junction of Camp Road with the A32, the nearest convenience store is the Somerfield Garage on the opposite junction.
- 7.9 The proposed retail element is of such a small scale that it would only make provision for local need for convenience goods and therefore would not adversely affect the other Centres in the Borough. In terms of the sequential test, as the retail store is intended to serve only a local catchment area, it would not be appropriate to locate it in a town centre, edge of town centre or other local or neighbourhood centre. The site is in a sustainable location accessible by a range of transport modes. Whilst the site is allocated for leisure uses it is

considered that this small amount of retail development will be complementary to the main use of the site. Therefore, it is considered that the retail proposal meets the tests set out in Policy R/S2 and PPS6 and is acceptable.

- 7.10 The site occupies a prominent frontage on the A32. The indicative plans indicate that the buildings will be concentrated along the eastern boundary and there is the opportunity to provide a high-quality landmark development that will successfully integrate into the wider character of the area and significantly enhance the appearance of the site. The detailed design and the construction materials to be used and the landscape planting for the site will be dealt with at the detailed planning stage. The indicative drawings demonstrate that there is opportunity to implement an appropriate landscape scheme for the site that will retain the green link to the existing vegetation to the north and south. For the above reasons I am satisfied that the development can be accommodated on the site without detriment to the character or the visual appearance of the locality in compliance with Policies R/OS5, R/DP1, R/CF9 and R/CF11 of the Gosport Borough Local Plan Review. The layout and design of the development will be developed to reduce the potential for criminal and anti-social behaviour in compliance with R/DP1.
- 7.11 Evidence within the Transport Assessment indicates that there is sufficient capacity in the local highway network and junction capacity to accommodate the proposed development at peak times, and that changes in traffic flow will not result in undue harm to the local highway network. The site is also accessible by bus, cycle, foot and car from local neighbourhoods and the wider locality and there is the opportunity to increase permeability for pedestrians and cyclists within the layout. The site is well-located centrally within the Borough and therefore close to the areas it intends to serve. The mix of facilities on the site will provide the opportunity for linked trips and dual usage of car parking spaces and, as such, the proposal has the potential to reduce trips out of the Borough to other facilities. The indicative car parking level of approximately 230 spaces is considered to be appropriate. Details relating to access, servicing and car and cycle parking and the future management of these facilities will be dealt with at the detailed planning stage. The payment of a commuted sum towards the provision of infrastructure improvements will be secured by planning condition. As such, this is a sustainable form of development which complies with government guidance in PPS1 and PPS13 and Policies R/T2, R/T3, R/T4, R/T9, R/T10, R/T11, R/DP3 and the access and parking elements of Policies R/DP1, R/S2, R/CF9, R/CF11 and R/OS5 of the Gosport Borough Local Plan Review.
- 7.12 The development is likely to generate noise during the demolition and construction phases and afterwards during operation. This has been assessed within a noise report and within the context of the

background noise from the A32 the increase in overall noise is considered to be negligible. Measures to protect residents from noise during the demolition and construction phases and during operation can be controlled by planning condition if appropriate. Conditions will be imposed to regulate the phasing of both demolition and construction and the siting and form of the site compounds to ensure that disruption in terms of noise, vibration and dust is minimised. In this way the requirements of PPS23 and Policies R/DP1, R/ENV10 and R/ENV12 can be addressed. Conditions can be used to control the hours of use of the individual facilities also, if appropriate. It is considered that the temporary impacts of noise from construction can be suitably mitigated and that the noise levels generated by the development when operational would not result in undue harm to the amenities of adjoining residents or hotel guests in compliance with R/DP1 and R/ENV10. The indicative drawings show that the buildings can be sited so as not to have an unacceptable impact on the amenities of the occupiers neighbouring properties in terms of loss of light, privacy and outlook. The detailed design of the buildings and the lighting for the site will be dealt with at the detailed planning stage. Details and the implementation of a noise attenuation scheme for the buildings and a scheme for the ventilation/filtration of odours generated by the restaurant will be controlled by condition. For the above reasons, and given the existing unrestricted use of the existing Centre and Ice Rink, the proposal would not have a harmful affect on the amenities of nearby residents in compliance with Policies R/DP1, R/ENV10, R/ENV11, R/ENV12, R/CF9 and R/OS5 of the Gosport Borough Council Local Plan Review.

- 7.13 The trees to be removed are not significant specimens and are not worthy of retention. The implementation of appropriate landscape planting will more than compensate for their loss in terms of visual amenity and habitat and will be dealt with at the detailed planning stage. The Biodiversity assessment concludes that there is no reasonable likelihood of there being any protected species on the site and ways in which the biodiversity of the site could be enhanced will be explored at the detailed planning stage. The proposals will have a net beneficial impact on the biodiversity of the site in line with the context of Policies R/OS5, R/OS14 and R/DP1 of the Gosport Borough Local Plan.
- 7.14 The proposed uses within the development are all appropriate within Flood Zone 1 where there is an extremely low probability of tidal and fluvial flooding. The possibility of any groundwater flooding and increased run off will be addressed through the implementation of a Sustainable Urban Drainage Scheme which will be controlled by planning condition. These measures will ensure that the proposal meets the requirements of PPS25. Implementation of the surface water and foul drainage for the site will be secured by condition. As such, the proposal complies with the requirements of Policies,

R/ENV2, R/ENV4 and R/DP1 of the Gosport Borough Local Plan Review.

- 7.15 It is unlikely that the site is contaminated from any previous use. However, the developer will be required to demonstrate that the risks from any existing land contamination have been identified and that adequate measures can and will be put in place to protect human health and controlled waters both during the construction phase and occupation. The implementation of this work and any required mitigation measures will be controlled by planning condition. As such the proposal accords with Policies R/DP1, R/ENV2 and R/ENV5 of the Gosport Borough Local Plan Review.
- 7.16 Provision will be made within the proposals to minimise energy use and the new facilities will have improved energy efficiency over and above that of the existing. Therefore the proposal complies with Policy R/ENV14 of the Gosport Borough Local Plan Review.

8.0 Conclusion

- 8.1 Given the current policy allocation and existing use of the land for leisure purposes, and that the other uses will complement the main leisure uses, the development is acceptable in this location in principle. The proposal will provide significantly enhanced benefits to the community and the environmental qualities of the area. Sufficient justification has been provided to show that there is demand for the proposed uses in the Borough and that the proposed hotel and retail facilities will not affect the vitality and viability of the existing defined Centres or the Council's ability to develop other existing Brownfield sites in these locations. The proposals can be designed to ensure that impact on the visual appearance of area, traffic and parking conditions in the locality and the amenity of nearby residential occupiers is minimised and that biodiversity can be enhanced. The provision for site drainage and land contamination and measures to minimise the potential for crime and disorder can be dealt with by planning condition. It is considered that the scheme is in line with the government's over arching policies relating to sustainable development and will make a positive contribution to the Council's strategic priorities.

Financial Services comments:	Tbc
Legal Services comments:	Tbc
Service Improvement Plan implications:	None
Corporate Plan:	A Strategic Priority is to improve leisure opportunities and facilities
Risk Assessment:	N/A
Background papers:	Application details and submitted plans and documents
Appendices	Appendix 1 Proposed Conditions

	Appendix 2 Location Plan
Report author/ Lead Officer:	Debbie Gore, Principal Development Control Officer, ext 5455

Conditions

1. The development hereby permitted must be begun either before the expiration of three years from the date of the grant of this outline permission, or the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved whichever is the later date.

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

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

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

3. No development shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles (SUDS) and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include

(i) a timetable for its implementation having regard to the construction phasing plan approved under condition 5.

(ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

The SUDS shall be implemented and thereafter managed and maintained in accordance with the approved details and timetable.

Reason - To prevent increased risk of flooding in compliance with Policies R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

4. No development shall be commenced until a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include

(i) a timetable for its implementation having regard to the construction phasing plan approved under condition 5.

(ii) a management and maintenance plan for the lifetime of the development

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

Reason - To ensure that there is adequate provision for foul drainage from this site and other developments in the area and to comply with Policies R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

5. The development hereby permitted shall not be commenced until a phasing plan for the demolition of the existing leisure centre facilities and play area and construction of the new facilities has been submitted to and approved by the Local Planning authority in writing. The demolition and construction works shall thereafter take place in accordance with the approved phasing plan unless otherwise agreed, in writing, with the Local Planning Authority.

Reason – To ensure that adequate sports and leisure facilities are available for use at all times and in the interests of the amenity of the area and to comply with Policies R/DP1 and R/CF10 of the Gosport Borough Local Plan Review.

6. Each demolition and construction phase of the development hereby permitted shall not be commenced until a scheme for the construction of the site compound for that phase has been submitted to and approved by the Local Planning Authority in writing. Such a scheme shall include the location of the compound and any buildings within it, the height, design and method of construction of all means of enclosure, and the height and design including details of fenestration of any portable building, provision to be made for parking of employees vehicles, the location of plant storage, and provision for waste storage and disposal. The compound shall be constructed in accordance with the approved details before demolition or construction related to that phase is commenced and shall be retained as approved until the development within each phase of demolition and construction has been completed unless otherwise agreed in writing with the Local Planning Authority.

Reason - In the interests of the amenity of the area and to comply with Policies R/DP1, R/ENV10 and R/ENV12 of the Gosport Borough Local Plan Review.

7. Notwithstanding the provisions of Schedule 1 Part 4 Classes A and B of the Town and Country Planning (General Permitted Development) Order 1995) or any replacement or re-enactment thereof, no buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of the development hereby permitted shall be stored on the application site other than within the compound approved under condition 6 of this permission.

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

8. Each demolition and construction phase of the development hereby permitted shall not be commenced until hoardings have been erected around the part of the site to be demolished or constructed within that phase in accordance with details submitted to and approved by the Local Planning Authority in writing. Such details shall include the measure to be incorporated into the design of the hoardings to reduce the impact of noise, dust and vibration on adjacent occupiers.

Reason - In the interests of the amenity of the area and to comply with Policies R/DP1, R/ENV10 and R/ENV12 of the Gosport Borough Local Plan Review.

9. Details relating to the Access, Appearance, Landscaping, Layout and Scale, hereinafter called "the reserved matters", shall be submitted to, and approved by, the Local Planning Authority before each phase of the development hereby permitted is commenced.

Reason - Such details have yet to be submitted, and to comply with Policies R/DP1, R/T2, R/T3, R/T9, R/T10, R/T11, R/S2, R/CF9, R/CF11, R/OS5, R/OS14 and R/ENV14 of the Gosport Borough Local Plan Review.

10. Plans and particulars showing the detailed proposals for all the following aspects of the development shall be submitted to the Local Planning Authority and development within each phase shall not be commenced before these details have been approved in writing:

(a) Details of the access roads including the junction layouts, visibility splays, width location and materials to be used for bicycle tracks and foot paths, the provision to be made for turning, loading and unloading of vehicles, and provision to be made for traffic calming, including pedestrian crossings, signing and lining and other management measures and the means for securing that provision.

(b) The provision to be made for the parking of vehicles and the future management of the parking and servicing facilities within the site;

(c) The provision to be made for visitor and staff cycle parking;

(d) The provision to be made for transport infrastructure improvements and the means for securing that provision;

(e) The provision to be made for the storage and collection of refuse;

(f) The provision to be made for using renewable energy sources;

(g) The provision to be made to enhance the biodiversity interests of the site and the means for securing that provision;

(h) The location and screening of electricity substations and/or gas governors (if required);

(i) The provision for the ventilation/filtration of the restaurant.

(j) Details of all lighting within the site, including the floodlighting for the artificial pitch, including cowls, or other attenuation measures to ensure that the lighting does not overspill into adjacent properties, and operating times.

(k) The measures to be taken to protect adjacent areas from excessive noise, to include details of the proposed operating hours for each building.

Reason - Such details have yet to be submitted, and to comply with Policies R/DP1, R/DP3, R/T2, R/T3, R/T4, R/T9, R/T10, R/T11, R/S2, R/CF9, R/CF11, R/OS5, R/OS14, R/ENV3, R/ENV4, R/ENV10, R/ENV11 and R/ENV14 of the Gosport Borough Local Plan Review.

11. Having regard to the construction phasing plan approved under condition 5, no part of the development hereby approved shall be brought into use until the measures approved pursuant to condition 10 have been carried out and completed. The approved measures shall be retained thereafter.

Reason – In the interests of biodiversity, highway safety, and residential amenity and to comply with Policies R/DP1, R/DP3, R/T2, R/T3, R/T4, R/T9, R/T10, R/T11, R/S2, R/CF9, R/CF11, R/OS5, R/OS14, R/ENV3, R/ENV4, R/ENV10, R/ENV11 and R/ENV14 of the Gosport Borough Local Plan Review

12. The method of piling foundations for the development shall be carried out in accordance with a scheme to be approved, in writing, by the Local Planning Authority before the construction of each phase is commenced.

Reason - The may be contaminated and piling could lead to the contamination of the underlying aquifer and to comply with Policies R/ENV2 and R/ENV5 of the Gosport Borough Local Plan Review.

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

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

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

and, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

a) as built drawings of the implemented scheme

b) photographs of the remediation works in progress

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 13(c).

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

15. In the event that contamination not previously identified is found when carrying out the development hereby approved an investigation and risk assessment shall be undertaken in accordance with the requirements of condition 13 and a report submitted to and approved by the Local Planning Authority in writing. Unless otherwise agreed in writing by the Local Planning

Authority a remediation scheme shall be prepared in accordance with the requirements of condition 13. A verification report that demonstrates the that the remediation has been carried out in accordance with the approved scheme shall be submitted to and approved by the Local Planning Authority in writing before the development is first brought into use unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land, and to controlled waters, property and ecological systems, are minimised and in the interests of the safety of construction workers, occupiers of adjacent land and off site receptors in compliance with Policies R/ENV2 and R/ENV5 of the Gosport Borough Local Plan Review.

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

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

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

6th October 2009

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.	03-05	K15384/2	3 Smeeton Road Lee-On-The-Solent Hampshire PO13 8JJ	Grant Permission
02.	06-11	K17320/3	6, 7 & 8 Marine Parade East Lee-On-The-Solent Hampshire PO13 9LA	Grant Permission
03.	12-16	K3369/3	16 Marine Parade West Lee-On-The-Solent Hampshire PO13 9LW	Refuse
04.	17-20	K405/3	131 Brockhurst Road Gosport Hampshire PO12 3AX	Refuse
05.	21-25	K17432/1	51 - 53 High Street Lee-On-The-Solent Hampshire PO13 9BU	Grant Permission
06.	26-31	K17729	56 Military Road Gosport Hampshire PO12 3BX	Grant Permission
07.	32-35	K11377/4	Olympia Amusement Arcade 5 Flower Buildings Marine Parade East Lee-On-The-Solent Hampshire PO13 9LB	Refuse
08.	36-37	K17720	2 Longdon Drive Lee-On-The-Solent Hampshire PO13 8LR	Grant Permission
09.	38-42	K5261/8	13 High Street Lee-On-The-Solent Hampshire PO13 9BS	Refuse
10.	43-44	K17736	76-82 (Even Nos) Prideaux - Brune Avenue & 1-15 (Odd Nos) Bridgemary Road Gosport Hampshire	Grant Permission
11.	45-46	K10744/3	Land To The East Of 12 Ventnor Road Gosport Hampshire PO13 0PH	Refuse

ITEM NUMBER: 01.
APPLICATION NUMBER: K15384/2
APPLICANT: Mr & Mrs Beverley Watts
DATE REGISTERED: 12.06.2009

**ERECTION OF SECOND FLOOR REAR EXTENSION AND ROOF ALTERATIONS TO
INCLUDE INCREASE RIDGE HEIGHT OF MAIN ROOF
3 Smeeton Road Lee-On-The-Solent Hampshire PO13 8JJ**

The Site and the proposal

This application was considered by the Regulatory Board on 8 September 2009 when Members resolved to defer the item for an informal site visit.

The application site is located on the north side of Smeeton Road, east of its junction with Fell Drive. It is a two-storey, south facing detached property, with a 7.1 metre high pitched roof and east and west facing gable ends. The property has been extended on a number of occasions on both its front and rear elevations. On the front elevation there is a two-storey hipped projection, with a single storey lean-to extension to its east. On the rear elevation there is a 2.4 metre deep two-storey hipped projection, that is 6 metres high, and to the west of this there is a single storey lean-to extension of the same depth. To the rear of these extensions there is a 2.5 metre deep single storey conservatory that extends across the entire width of the dwelling. The dwelling is set off the western side boundary by 1 metre and off the eastern side boundary by 0.8 metres. The rear garden is enclosed by a 1.8 metre high fence.

Directly to the west and east of the application are 1 and 5 Smeeton Road. Both properties are similar in design to the application site property, and have both been extended on their front elevation at two-storey level. To the rear of number 1 there is an L-shaped conservatory, which extends across the width of the dwelling and is approximately 3 metres at its deepest point and to the rear of number 5 is a 3 metre deep conservatory, which extends across half the width of the rear elevation. To the north is 36 Fell Drive, which is a west-facing, two-storey end of terrace property, with a pitched roof. It has a 3 metre deep single storey rear conservatory and a first floor window in its southern side elevation.

The application is for the erection of a second floor rear extension and roof alterations to increase the ridge height of the main roof. In order to convert the roof to living accommodation, it is proposed to raise the ridge height of the main roof by 0.7 metres and increase the angle of its pitch. Additionally, it is proposed to erect a second floor extension above the existing two-storey rear projection. The second floor extension will be 3.6 metres wide and will project from the raised roof slope. It will be 7.4 metres high, with a pitched roof, north facing gable end and an eaves height of 5.7 metres. In its gable end will be a large triangular shaped window.

Relevant Planning History

K15384 erection of ground floor and first floor front and rear extensions permitted 20.08.99
K15384/1 single storey rear extension and conservatory permitted 05.08.02

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area

Consultations

Building Control

Fire doors need to be fitted to all openings

onto stairwell and in opening between hall and living room

Response to Public Advertisement

1 letter of objection

Issues raised:-

- loss of light to neighbouring properties
- loss of outlook to neighbouring properties
- extension will have inappropriate mass
- loss of privacy to neighbouring properties
- raised ridge height is out of keeping with other houses in area.
- loss of value to neighbouring properties

Principal Issues

1. The effect of the development on the value of neighbouring properties is not a planning issue. Therefore, the main issues are the acceptability of the design of the second floor rear extension and roof alterations to include increased ridge height to the main roof, the impact these will have on the visual amenity of the local area, and the impact on the amenities of neighbouring properties.

2. The increase in the height of the ridge by 0.7 metres and the design of the second floor rear extension is appropriate to the scale of the dwellinghouse. The materials used will be controlled by condition. Although the works will be publicly visible, they are in keeping with the design of the dwelling and as such will have no significant impact on the visual amenity of the local area. For these reasons, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. As the application property faces south and given the position of the existing two-storey rear extension and the height of the existing dwelling, the proposed second floor extension and raised roof ridge will only result in a small loss of light to and outlook from numbers 1 and 5 Smeeton Road and no loss of light to or outlook from 36 Fell Drive. The new window at roof level to the rear will not result in any greater degree of overlooking than from the existing first floor windows on this elevation. Additionally, no side elevation windows are proposed. Consequently, the works will not result in loss of privacy to the occupiers of neighbouring properties. As such, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed, by reason of its design and location will not have a detrimental impact upon the appearance of the property or the visual appearance of the area or the amenities of the occupiers of neighbouring properties. As such, the proposal complies with Policy R/DP1 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 Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K17320/3
APPLICANT: Roxan Construction
DATE REGISTERED: 22.07.2009

DEMOLITION OF 3NO. CHALET BUNGALOWS AND ERECTION OF A 3 STOREY BLOCK (WITH TWO STOREY ELEMENT AT SOUTH EASTERN END) OF 11NO. TWO BEDROOM AND 3NO. ONE BEDROOM APARTMENTS WITH ASSOCIATED CAR AND CYCLE PARKING (as amended by plans received 19.08.09).

6, 7 & 8 Marine Parade East Lee-On-The-Solent Hampshire PO13 9LA

The Site and the proposal

The application site is located on the north east side of Marine Parade East between Pier Street and Beach Road and is within the Marine Parade Area of Special Character. It is currently occupied by 3 bungalows in a poor state of repair. At this point Marine Parade East slopes down from west to east. To the west the built form is mainly blocks of flats between 3 and 4 storeys in height. From No. 6 eastwards the predominant character is buildings of a lower domestic scale with the exception of older development around Beach Road and immediately east of Cambridge Road. To the west of the application site there is a block of flats rising from 3 storey adjacent to the site to 4 storeys in the main block. The three storey element is set back approximately 10 metres from the back edge of the footway with the frontage of the 4 storey block approximately 5 metres closer to the road in line with the dwellings to the east of the existing bungalows. The upper storeys of the main block are set back in a tiered arrangement. There are balconies on the front of the whole block with all those in the 3 storey element recessed within the elevation whereas those on the 4 storey block are on top of each lower tier. There are high level windows along the side elevation facing on to the application site within the 3 storey part of the block on all 3 floors. The 2 properties to the east are contained within a 2 storey building with 2 windows at first floor serving 9a and 2 windows at No.9 on the ground floor, one of which is a bay. These windows are on the rear part of the side elevation. The side of the house is adjacent to a pedestrian walkway that links through to the High Street. The front of this house is set back 6 metres from the back edge of the footway to Marine Parade East.

To the rear is an access road that runs parallel with Marine Parade and the High Street to the north. Immediately to the north is the parking area for Cockrell House, a newly built block of 14 flats above shops fronting the High Street and on either side are the service yards of shops with flats above.

The application is for the demolition of the existing 3 dwellings and the erection of 14 flats, 3 one bed and 11 two bed, in a building which is to be predominantly 3 storey stepping down to 2 storeys at the eastern end. The roof at the front of the main part of the building will be hipped with a ridge running east-west. There is to be a pair of narrow gables at the centre linked by the roof and triangular balconies on the first and second floors to each other, and linked by conventional balconies to wider gable elements on each side. The gables above eaves level are to be glazed, using the pattern of glazing bars for detailing. The ends of the building on either side of the outer gable elements are to be set back 6.5 metres from the front elevation with a balcony at first floor at the front at the eastern end and balconies at first and second floors at the front at the western end. At the rear there are to be 3 projecting gables – one at the centre which will project out 1.5 metres from the main rear elevation and one at each end of the building which will project out 0.5 metres from the main rear elevation. The one at the eastern end is to be 2 storey; the other two are three storey. The central part of the roof is to be flat with mono pitches on each side elevation linking into the outer gable elements. The sides of the balconies at each end of the building are to have 2 metre high screens. There are to be pairs of windows with a minimum height of 1.4 metres above floor level on each floor on the rear part of the side elevation facing Bembridge Lodge. The windows will be 7 metres back from the front of this side elements, which is in turn set back from the main front elevation by 6.5 metres. Whilst this rear part of the side elevation is to be clad, the front part of this side elevation is to be finished in white render. On the side elevation facing numbers 9 and 9a Marine Parade East there are to be pairs of windows with a minimum height of 1.4 metres above

floor level at upper ground and first floor in the rear part of the elevation. The windows will be 8 metres back from the front elevation of this side element, which is in turn set back from the main front elevation by 6.5 metres. The part of the side elevation with the windows in it is to be clad whereas the front part of this side elevation is to be finished in white render.

18 parking spaces are to be provided. 14 will be located on the lower ground floor and accessed by a ramp with a gradient of 1 in 12. There will also be 14 lockable stores capable of storing 2 bicycles. A further 4 car parking spaces are proposed at the rear of the building with 6 visitor stands with space for 12 cycles, a bin storage area and a grassed amenity area. The front garden area will be landscaped. There will be pedestrian access from the rear service road through to Marine Parade East. Vehicular access will be from the service road. The service road will be widened by to 4.1 metres as part of the scheme to facilitate vehicular access.

The application has been submitted with a Design and Access Statement, a Transport Statement, a Biodiversity Statement, a Noise Assessment and an Air Quality Assessment. Amended plans have been received showing balcony screens and render on the side elevations, provision of a refuse collection point on the front elevation, and a roof to the bin store.

The proposal differs from that previously refused in that it is a storey lower and has a pitched roof when viewed from ground level. There is also greater articulation in the front elevation which gives a more vertical emphasis. The central part of the front elevation is set slightly further forward than it was in the previous proposal, so that it is in line with the front elevation of numbers 9 and 9a Marine Parade East instead of being set back from that property by 1.5 metres. However, the side elements are set back a further 5.5 metres. In addition 14 parking spaces were previously proposed.

Relevant Planning History

K17320 Erection of 4 storey block of 14 flats withdrawn 26.04.07

K17320/1 Erection of 4 storey block of 14 flats refused 02.01.08 appeal dismissed 06.06.09

K17320/2 Erection of block of 14 flats withdrawn 01.04.09

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP10

Marine Parade Area of Special Character

R/DP3

Provision of Infrastructure, Services and Facilities

R/H4

Housing Densities

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/CF6

Provision of Educational Facilities

R/OS8

Recreational Space for New Residential Developments

R/ENV14

Energy Conservation

Consultations

The Gosport Society

Concern re height - should be 2 storey

County Education Officer	No education contribution required
Building Control	no comments received
Streetscene (Waste & Cleansing)	Bin collection point required on MP.
Local Highway Authority	18 parking spaces required; widening of rear service road necessary for access. Ramp should be 1 in 12. Conditions required re details of access including drainage measures, provision of car and cycle parking; details of refuse collection point. Transport contributions required.

Response to Public Advertisement

1 letter of support:

- neat block of flats instead of ramshackle building to be welcomed
- no problem with parking

3 letters of 'no objection'

7 letters of objection.

Issues raised:

- loss of view
- loss of privacy
- loss of light
- noise and disturbance from vehicular traffic on the access road
- not in keeping with Marine Parade Special Character because of the height and lack of step back tier by tier and mock Tudor detailing on the gables
- forward of building line
- too many flats in Lee on the Solent
- impact of noise and dust during construction
- cladding should be white nor terracotta to reflect more light
- too high
- impact of excavation works on adjacent properties
- plans misleading – may be higher than it appears
- bin and drying areas unsightly
- precedent
- insufficient parking
- Highway safety
- timing of consultation

Principal Issues

1. The main issues in this case are whether the principle of the development is acceptable, the design and impact on the character and appearance of Marine Parade, having regard to Policy R/DP10 and the Marine Parade SPD, the impact on residential amenities, and the provision to be made for car and cycle parking, refuse storage, transport infrastructure, open space and education. The loss of a view is not a planning consideration and the impact on the structure of adjoining properties is dealt with under The Party Wall Act. The timing of the consultation is constrained by the date of receipt of the application. However all letters received up to the day the application is determined are taken into consideration.

2. The site is within the urban area and close to Lee on the Solent District Centre where higher densities of residential development are provided for under Policy R/H4 therefore although the density of the scheme is 100 dwellings per hectare the principle is acceptable in this location. As the scheme is for less than 15 units there is no requirement to provide affordable housing.

3. This site is located at an important transitional point in Marine Parade where the form of the building should be seen to relate to both the domestic scale to the east and higher, flatted development to the west within the context of the sloping topography. The proposal has been significantly amended from previous proposals in order to address these factors and meet the guidance with the Marine Parade SPD. The design guidance within the SPD sets out the following criteria:

- The need to avoid long unbroken blocks
- Roofs to have a varied form and to be pitched, hipped or gabled
- A lighter character above eaves height and the slope of the roof should remain the dominant feature
- Adequate space to the boundaries
- 6 metre distance back from the edge of pavement to the frontage
- Privacy within dwellings and rear gardens
- The use of pale rendered facades
- Uniformity of building widths
- Equal consideration given to all elevations
- Adequate space for refuse storage

4. The roof will appear as a ridged hip with pitched roof gable elements when viewed from the street. The footprint has a castellated form and there are a series of vertical elements to avoid the appearance of a long unbroken horizontal block. The front of the building aligns with 9 and 9a Marine Parade East and reflects the existing frontage pattern of the existing bungalows with the set back elements on either side which gives the appearance of space to the boundaries. The 3 storey height at the western end of the building reflects the height of the adjacent block of flats and the building reduces to two storeys at the eastern end to ease the transition to the more domestic scale of the adjacent dwelling. Equal attention has been paid to all the elevations and white painted render has been used as the principal finish with terra cotta cladding as a contrast material and the gable glazing gives a lighter character to the development above eaves height. The main frontage of the building is set back more than 6 metres from the edge of the pavement and there is adequate space to the side boundaries. The individual units have private terraces and balconies and there is no overlooking of properties within the development. Adequate space has been provided for refuse storage. I therefore consider that the design of the building reflects the special character of Marine Parade East and integrates well with the street scene in compliance with the guidance of the SPD and Policies R/DP1 and R/DP10 of the Gosport Borough Local Plan Review. The design and materials will result in a reduced energy use in compliance with Policy R/ENV14 of the Gosport Borough Local Plan Review.

5. Due to the siting and orientation of the proposed building, the set back from the frontage at each end, the use of white render, and the position of the building in relation to the properties either side of the application site, I do not consider there will be a significant loss of light or outlook to the occupiers of those properties. The properties to the rear, including the flats in the recently built Cockrell House, are separated from the application building by the rear service road and significantly more than the recommended distances within Appendix B of the Gosport Borough Local Plan Review. The balconies on the first and second floor will have 2 metre high screens at the side. The height of the balcony screens on the east and west elevations will be conditioned to prevent anyone using the balcony being able to look over into the windows of the adjoining properties. The windows on the side elevation have minimum heights above floor level of 1.4 metres and will not result in a significant loss of privacy to occupiers of adjacent properties. Some noise, dust and disturbance is inevitable during the construction period but if it becomes excessive it can be addressed through Environmental Health legislation. As such I consider the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

6. The average car ownership in Lee West ward is 1.09 per household. This would generate a requirement of 15.26 spaces for occupiers. 15 are to be provided. Visitor provision calculated at 0.2 would generate a requirement of 2.8 and 3 are to be provided. The car parking provision is therefore considered appropriate, particularly in view of the location close to Lee on the Solent Principal Shopping Centre. Cycle parking provision meets minimum requirements. The rear

service road is to be widened to allow for the safe passage of refuse collection and delivery vehicles and details of the construction are to be required by condition to ensure the works are to an approved standard and the road is subsequently maintained and made available. In addition to these off site highway improvements a transport contribution has been secured by means of a Legal Agreement. Without this provision the proposal would be contrary to Policies R/DP3 and R/T4 and as such refused.

7. A contribution towards the provision of outdoor playing space is also to be secured by way of a legal agreement. Without this provision the proposal would be contrary to Policies R/DP1, R/DP3, R/OS8 and R/CF6 of the Gosport Local Plan Review and as such refused.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. the provision of outdoor playing space
2. The provision of off site highway infrastructure

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in principle in this location and the design reflects the existing character of Marine Parade East. It will not have a significant impact on the amenities of adjoining residents and adequate provision is made for car parking, off site transport infrastructure, educational facilities, cycle parking, refuse storage, and open space. As such it complies with Policies R/DP1, R/DP3, R/DP10, R/H4, R/T4, R/T11, R/CF6 and R/OS8 of the Gosport Borough Local Plan Review and the Marine Parade Supplementary Planning Document.

Subject to the following conditions:-

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

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

2. No development shall commence until the Local Planning Authority shall have approved :-

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

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

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

3. The service road shall be laid out and made up in accordance with the specification, programme and details approved under condition 3 above and in any event shall be so constructed that, by not later than the time the building erected on the land is occupied, there shall be a direct connection from it to the public highway completed to the approved specification.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. Details of the access including the method of disposing of surface water shall be submitted to and approved by the Local Planning Authority in writing. The access shall be constructed in accordance with the approved details before the development is first brought into use.

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

12. The balcony screens on the side elevations shall be a minimum height of 1.6 metres above the floor level of the balcony.

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

ITEM NUMBER: 03.
APPLICATION NUMBER: K3369/3
APPLICANT: Mr Peter Lawrence
DATE REGISTERED: 18.08.2008

ERECTION OF 4 STOREY BUILDING CONTAINING 6NO. FLATS WITH ASSOCIATED CAR AND CYCLE PARKING (as amended by plans received 28.11.08)
16 Marine Parade West Lee-On-The-Solent Hampshire PO13 9LW

The Site and the proposal

The site is located on the north-eastern side of Marine Parade West within the Marine Parade Area of Special Character and is within 100 metres of Lee-on-the-Solent District Shopping Centre. The site is also on a bus route. The dwelling is Locally Listed and is considered to be of historic and architectural interest and makes a notable contribution to Marine Parade. There is a mix of designs of buildings within the local area however this part of the seafront is predominately characterised by flats.

To the north-west of the site is Promenade Court, which is a three/four storey building with tiered balconies constructed in brick. There are no windows in the south-eastern elevation of this building. To the south-east is no.15a which is two storeys and is divided into two flats. It has a conservatory at first floor level on the front elevation and a two storey flat roofed rear extension. There are three windows in the side elevation of No.15a, one to the kitchen and one to the bathroom of the ground floor flat and the other to an en-suite bathroom of the first floor flat. To the rear of No.15a is a communal garden for the two flats. To the rear of the site there is a rear service road. Beyond this road set at an oblique angle to the application site are numbers 1 and 1a Milvil Road. These properties are a chalet bungalow and bungalow with a high roof containing velux rooflights. Number 1 Montserrat Road is a detached two storey house. The rear elevation is more than 30 metres away from the rear elevation of the proposed development.

The existing building is a three storey dwelling with a high pitched gabled roof and a projecting front gabled element. It has a front dormer and is tile hung at second floor level. It has a patterned tiled design on the roof and three chimneys. There are covered balconies with ornate railings at first floor level and a veranda area at ground floor level. There is a 1 metre high wall and parking for one car to the front of the dwelling accessed from an existing drop kerb. To the rear of the dwelling there is a double garage and 1.8 metre high brick boundary wall.

The proposal is to demolish the existing building and garage and to erect a four storey building with a semi basement level to create 6 flats. There would be one 1 bedroom and one 2 bedroom flats on the ground floor, two 2 bedroom flats on the first floor, one 3 bedroom flat on the second floor and one 3 bedroom penthouse within the roof space. The building would have a barn hipped roof to one side with a gabled front element, a front dormer and a gable and one rear dormer. The roof would slope down to second floor level on the south-east side elevation adjacent to 15a Marine Parade West. The ground and first floors would be split through the middle creating one flat with a sea view and the other would have a rear view on each floor. All of the flats apart from the ground floor rear flat would have balconies. The balconies on the front flats at ground, first and second floor level would stretch the whole width of the building. The balcony serving the penthouse would extend across the width of the gable. On the south-eastern elevation there is to be a single storey element with a hipped roof to form a covered entrance way to both the front and rear of the property. It would have two velux windows in the roof to provide light. At the rear of the building there is to be a projecting two storey element with a hipped roof extending across the full width of the building. There are 11 windows proposed in total in the north-western elevation, 3 on each of the ground and first floors to the lounge, dining room and kitchen. On the second floor they would serve the bedroom, en-suite and bathroom with a further en-suite and bathroom window on the 3rd floor. There are 8 windows proposed in the south-eastern elevation, 1 on the ground floor to a en-suite, 3 on the first floor to a bathroom and 2 en-suites, 4 on the second floor to the lounge, kitchen,

lobby area a en-suite. The building is to be constructed in brickwork with an ornate tiled roof. The balconies are to be timber with windows, doors, fascias and bargeboards in white UPVC. The proposed ridge line would be 1.2 metres higher than the existing three storey building. The proposed building would extend approximately 3.5 metres past the rear of 15a Marine Parade West and 2.4 metres past the rear of Promenade Court.

There are 9 car parking spaces indicated to the rear of the property, 7 of which are accessed via a ramp to an underground car parking area. The other 2 would be accessed directly from the rear service road. There are steps at the rear of the building leading up from the parking area to ground floor level. The secure long stay cycle parking would be provided in a store located in the corner of the underground car park. Two bins stores are to be provided at ground floor level built into the building and accessed via two pairs of double doors located in the south-east side elevation to the rear of the entrance lobby. At the front of the building the existing vehicular access would be closed and footway reinstated and the wall continued to match the existing with a new pedestrian access in the south east corner of the site. A detailed landscaping scheme has been submitted in support of the application.

Relevant Planning History

K3369/2 erection of 4 storey block of 7 flats with associated car and cycle parking refused 15.11.07

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/DP10

Marine Parade Area of Special Character

R/BH5

The Local List

R/H4

Housing Densities

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

Consultations

The Gosport Society

Raise objection. The existing building is an attractive locally listed Victorian house situated within the Marine Parade Area of Special Character and as such enhances the character of the area. To demolish this building could only cause harm to the area contrary to Policies R/BH5 and R/DP10. The design of the proposed building is not as good or better than the existing, in particular the roof appears out of proportion to the rest of the elevations. The additional height does not enhance the street scene. The existing building could be retained and converted into flats.

Streetscene (Waste & Cleansing)	Requirement for bins is 1 x 1100 litre recycling, 1 x 1100 litre domestic, 1 x 660 litre recycling and 1 x 660 litre domestic. Adequate storage space for bins which will be collected from the rear of the property.
Local Highway Authority	The amended level of car parking provision is acceptable as is the long stay and short stay cycle parking provision. It is noted that the existing redundant vehicular access from Marine Parade West is to be closed and the footway reinstated. Transport contributions are required for the net increase in the number of dwellings.

Response to Public Advertisement

15 letters of objection

Issues raised:-

- the existing building is locally listed and of local historic interest and should not be demolished
- building has recently undergone extensive refurbishment and enhances the street scene
- overdevelopment of the site
- inadequate on site parking and therefore likely to be associated problems with parking in the rear service road
- access for emergency vehicles could be impaired by builders vehicles or visitors
- insufficient space around the building for children to play
- loss of privacy and overlooking of neighbouring properties and gardens
- possible damage to foundations of adjoining properties during building works
- the building will be higher than the existing
- plot too narrow for the level of development proposed
- excessive resultant mass to the building
- the design of the new building does not match the architectural merit of the existing

Principal Issues

1. The site is located within the urban area boundary as defined on the proposals map of the Gosport Borough Local Plan Review. Consequently the principle of development is acceptable provided the proposal complies with the criteria of Policies R/DP1, R/BH5 and R/DP10. There are some trees on site shown to be removed which are of poor quality and therefore the loss of the trees would not have a detrimental impact on the character of the area. The issue of any possible impact on neighbouring properties foundations during construction is a private legal matter between the parties involved. Should the rear service road be obstructed by construction or trade vehicles or visitors this would be a matter for the Police. Therefore the main issues in this case are the loss of a locally listed building, the acceptability of the design, the impact on the amenities of neighbouring occupiers, density, car and cycle parking, refuse, amenity space and the provision of open space and transport infrastructure.

2. This is an important Local Listed Building prominently located in the Marine Parade Area of Special Character which has been included on the Borough Council's List of Buildings of Local Interest because of its historic and architectural interest. Policy R/BH5 of the Local Plan states that 'where a Local List Building is not retained the replacement building must be of at least equal architectural merit'. The proposed replacement building whilst appearing to emulate the appearance of the original, does not display the same architectural quality in terms of design or detailing. This is exacerbated by the overall depth and mass of the building compared to the existing. As such the proposal is contrary to Policy R/BH5 of the Gosport Borough Local Plan Review.

3. The existing building makes an important contribution to the character and appearance of this part of Marine Parade which has been designated an Area of Special Character. Policy R/DP10 and the SPD gives guidance that in assessing proposals for new development equal consideration should be given to the design of each elevation of a building in terms of its visual impact. The proposed building appears too high in this context at both eaves and ridge level and has a vertical as opposed to horizontal character. The side elevations of the proposed building are plain and devoid of any detail other than windows and due to the height difference between the proposal and No.15a the south-eastern elevation viewed from the other side of the road would appear particularly plain and simple and lacking in any interesting features and does not respect its context within the Area of Special Character. As such the proposal is contrary to the SPD and Policy R/DP10 of the Gosport Borough Local Plan Review.

4. Due to the orientation and separation distances the proposal would not significantly overlook the properties to the rear. Also due to the limited increase in the size in comparison to Promenade Court there would be no loss of outlook from, or light to, the occupiers of Promenade Court. The balconies at the front of the property would not result in any additional overlooking, as many properties along Marine Parade have balconies. As the balcony at the rear is only at first floor level it would only overlook the parking areas and garages located on the other side of the service road. However the increase in height, depth and mass in comparison to the existing building would have a significantly detrimental impact on 15a Marine Parade West. Despite amendments to the original submission the south-eastern elevation still overpowers the adjacent two storey building due to the height and depth of this side elevation compared to the existing building which is both lower and shallower than the proposal. It would be very overbearing to the occupiers of these properties and would result in a loss of light, outlook and privacy contrary to Policies R/DP1 and R/DP10 of the Gosport Borough Local Plan Review.

5. The closure of the existing vehicular access to this classified road (C.410) would be an improvement of highway safety. As the site is in an accessible location and the car parking provision has been increased from 6 to 9 spaces to accommodate visitor parking, this level of car parking spaces is acceptable. In addition the layout is such that all spaces will be useable. The level of secure cycle provision and visitor cycle parking complies with minimum standards and as such the proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review. The areas indicated for bin storage is adequate to meet the needs of all 6 flats with collection being made from the rear service road.

6. The proposed scheme would increase the housing density from 20 dwellings per hectare (dph) to 120 dph which significantly exceeds the density range of 30-50 dph set out in Policy R/H4. The site is in close proximity to Lee-on-the-Solent District Shopping Centre. Policy R/H4 of the Gosport Borough Local Plan Review makes provision for higher density housing in locations that are close to principal or district centres, or are in areas with good access to public transport. Whilst such a density in principle could be considered acceptable in this location, due to the excessive mass and scale of the proposed replacement building and its height, it is considered that the density of this particular building on the site is too high.

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

8. The applicant originally confirmed a willingness to enter into a planning obligation under Section 106 relating to payment of a commuted sum towards the provision and/or improvement of open space, in accordance with Policy R/OS8 and payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review. However the Section 106 agreement has not been completed and as such the proposal is contrary to Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Refuse

For the following reasons:-

1. The development would result in the loss of a building that has been included on the Borough Council's List of Buildings of Local Interest because of its historic and architectural interest. The proposed replacement building, whilst appearing to emulate the appearance of the original, does not display the architectural quality of the design or detailing as the original, contrary to Policies R/BH5 and R/DP1 of the Gosport Borough Local Plan Review.
2. The existing building makes an important contribution to the character and appearance of Marine Parade which has been designated an Area of Special Character. The proposed building appears too high in this context at both eaves and ridge level and has a vertical as opposed to horizontal character. The elevations of the proposed building are over prominent and devoid of detail, and do not respect the Area of Special Character, contrary to the Marine Parade Area of Special Character Supplementary Planning Document and Policies R/DP10 and R/DP1 of the Gosport Borough Local Plan Review.
3. The proposed development by reason of its height, depth and resultant mass would have an unacceptable impact on the occupiers of 15a Marine Parade West in terms of loss of light, outlook and privacy, contrary to Policies R/DP1 and R/DP10 of the Gosport Borough Local Plan Review.
4. The proposed development does not make adequate provision for outdoor playing space, contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.
5. The proposed development does not make adequate provision for transport infrastructure, services and facilities, contrary to Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K405/3
APPLICANT: Sea Front Properties
DATE REGISTERED: 26.06.2009

**DEMOLITION OF EXISTING BUILDING AND ERECTION OF TWO STOREY
REPLACEMENT BUILDING TO PROVIDE 2NO. ONE BEDROOMED FLATS AND
2NO.TWO BEDROOMED FLATS**

131 Brockhurst Road Gosport Hampshire PO12 3AX

The Site and the proposal

The application building is located on the western side of Brockhurst Road (A32), opposite the junction with Kingsley Road. It is a two storey building with a hipped roof. The property comprises two shops at ground floor level with a two bedroomed flat above. There is an area of informal parking at the front of the site which provides sufficient room to park two cars. There is a yard at the rear of the property. On the southern side of the yard and adjacent to the shared boundary with the adjoining property, numbers 125-127, there is a pitched roof garage. The garage has been constructed from blockwork with a corrugated roof and is accessed via a concrete driveway on the southern side of the building. It contains a pair of timber doors in the eastern elevation.

To the south of the application site are numbers 125-127 within a single storey building with a high pitched roof of red clay tiles. The ridge is aligned east-west with a prominent gable end fronting the highway. The ground floor is subdivided into a car sales office with a separate unit of residential accommodation. The car sales office occupies the southern half of the building while the residential unit is sited on the northern side of the premises. The residential accommodation is accessed via a door in the northern elevation which also contains two windows. The larger of the windows is obscure glazed.

To the north of the site is number 133 Brockhurst Road, a semi detached two storey building comprising a ground floor shop with residential accommodation above. The building has a hipped roof with a projecting hipped gable element on the southern side of the front elevation. To the north are rows of two and three storey red brick terraced properties. The buildings have pitched roofs aligned east to west with prominent pitched roof gables fronting Brockhurst Road.

Immediately to the rear of the site is number 5 Chapel Square, a large pitched roofed building with a blank eastern elevation facing onto the application site. Beyond this building, approximately 50 metres from the application property, are the two storey rear elevations of numbers 1-9 Norfolk Road. To the south west of the site are numbers 1-4 Chapel Square, a row of two storey terraced dwellings which are set back approximately 25 metres from Brockhurst Road.

The applicant proposes to demolish the existing building at the site and erect a replacement two storey building to provide 2no. one bedroomed flats and 2no. two bedroomed flats. The building has a pitched roof with the ridge aligned north-south. The building would be 8.5 metres high and would be set back approximately 6.5 metres from the highway. It would contain two hipped roof dormer windows in the front roofslope and a large sloping dormer in the rear roofslope. The dormers would be built to the height of the ridge.

There will be windows in both the front and rear elevations, but no windows in either side elevation. All the flats will be accessed via doors in the front elevation which will include two roof canopies and a pitched roof porch. The porch will extend 1.8 metres beyond the principal elevation. Access to the front doors will be via ramped entrances. The front of the site is to be enclosed by a new brick wall.

No provision has been made for on-site parking. Facilities for the storage of bicycles and bins have been provided within the existing garage. Due to the increased width of the proposed building,

access to the rear of the site, including to the retained garage will be restricted to a 0.9 metre gap at the front of the building.

The applicant has indicated that at the time the application was submitted, the existing shops at the site had been vacant for a period of six months.

Relevant Planning History

K405 garage permitted 28.04.49

K405/1 change of use from ground floor retail shop to taxi office garage for repairs to own vehicles and use of garden as a car park refused 18.10.77

ENN57 Enforcement Notice against motor vehicle repairs served 29.11.77

K405/2 demolition of existing building and erection of two storey replacement building to provide 2no. one bedroomed and 2no. 2 bedroomed flats withdrawn 03.04.09

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/S8

Local Shops Outside Defined Centres

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

R/ENV14

Energy Conservation

R/ENV15

Renewable Energy

Consultations

Building Control	Access for fire brigade is acceptable. There is a Southern Water storm drain located adjacent to the frontage with Brockhurst Road.
Environmental Health (Pollution & Environment)	update to be provided
Streetscene (Waste & Cleansing)	1 x 660 litre recycling bin and 1 x 660 litre domestic bin required. Bin store or collection point required adjacent to the public highway to facilitate collection.
Local Highway Authority	The proposal provides no on-site parking which could result in additional parking in the adjoining roads. Due to the restricted width at the front of the site it is not possible to provide on-site parking. The proposal is contrary to the Supplementary Advice Note to Policy R/T11.

Response to Public Advertisement

nil

Principal Issues

1. The application site is located within the Urban Area Boundary as defined on the Proposals Map and therefore the principle of residential development is acceptable in this location provided that the details accord with the relevant policies of the Local Plan Review. The main issues in this case are the acceptability of the proposed development in terms of the loss of the ground floor shops, its design, residential density and the impact on the character and visual amenity of the locality, the amenities of adjoining and prospective occupiers, the servicing of the adjoining commercial premises, the adequacy of parking and the provision for cycle parking, refuse storage and open space.
2. Local shops located outside of defined centres can play an important role in providing for the needs of adjacent residential areas. Although the applicant has indicated that the ground floor shops have been vacant for over 6 months, no evidence has been submitted to substantiate this claim. It has not therefore been demonstrated that reasonable attempts have been made to let, lease or sell the business premises for retail use, as required by Policy R/S8 of the Local Plan Review. Under the circumstances, and in light of the above, the proposed development is contrary to policy and therefore unacceptable.
3. Although the proposed replacement building has been sited slightly behind the front elevations of the adjoining properties and would not exceed the height of number 133, it would still be clearly visible when approaching from both directions on Brockhurst Road and from Kingsley Road. Moreover, the application site is located on the A32, a principal route into Gosport Town Centre. It is imperative therefore that the design of the proposed development makes a positive contribution to the appearance of the streetscene and the visual amenity of the locality. Whilst there is a variety of building styles in Brockhurst Road, traditional red brick buildings with prominent projecting pitched roof gables predominate in this area. These prominent gables, together with long, centrally positioned windows, give the front elevations of the existing properties a vertical emphasis and create a rhythm and uniformity in the streetscene. The proposed development does not respect the traditional built form in the locality. Due to the size, number and positioning of the windows, the front elevation has a horizontal emphasis. This, coupled with the large front dormer windows that will be built to the height of the ridge will result in a building that appears to have an excessive mass at roof height. Although there is a yard area at the rear of the site, there is no indication on the plans that this will be utilised to provide a functional area of communal amenity space in accordance with Appendix B of the Local Plan Review. The proposed development is therefore unacceptable both in terms of design and layout. It will detract from the character and visual amenity of the locality and would be detrimental to the living conditions of prospective occupiers, contrary to Policy R/DP1 of the Local Plan Review.
4. The proposed development would increase the residential density of the site from 10 dwellings per hectare (dph) to 40 dph, which is within the density range set out in Policy R/H4 of the Local Plan Review and acceptable in this location.
5. The proposed building will only extend approximately 0.25 metres beyond the rear elevation of number 133 to the north and will not extend beyond the rear elevation of the property to the south. In light of this and in considering the orientation of the properties, the development will not have a detrimental impact on the amenities of the occupiers of the adjacent buildings in terms of loss of light or outlook. No windows are proposed in the side elevations and the proposed windows in the rear elevation, including the rear dormer, will not increase the propensity to overlook numbers 133 and 125-127 Brockhurst Road or numbers 1-4 and 5 Chapel Square over and above that which currently exists from the rear windows. There will be a separation distance of over 40 metres between the rear elevation of the proposed flats and the two storey rear elevations of the properties in Norfolk Road. As such there will be no impact on the living conditions of the occupiers of these properties. The proposed development will not affect the servicing arrangements of any of the adjacent commercial premises which will continue to be serviced from Brockhurst Road. The level of activity associated with the proposed flats is likely to be less than would be expected from the two existing shops and first floor flat. Under the circumstances, the development would not have a

negative impact on adjoining uses or on residential amenity, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.

6. Given the constrained layout of the plot, it is not possible to provide any on-site parking. The census data for the Brockhurst ward suggests that car ownership comprises an average of 0.97 cars per household. The lack of on-site parking is therefore likely to result in overspill parking in the surrounding road network, to the detriment of local amenity. Whilst the site is located on a main road with good links to public transport, this is not an indicator of likely bus use and the applicant has not provided evidence to justify the acceptability of a car free development. Consequently, the development is unacceptable and conflicts with the Supplementary Guidance Note to Policy R/T11. Under the requirements of Appendix E of the Local Plan Review, the proposed development should make provision for six long stay bicycle parking spaces. The plans show that only 3 long stay bicycle stands are to be provided, accommodated within the existing garage. No provision has been made for visitor cycle parking. Therefore, inadequate cycle parking has been provided. As such, the proposal is contrary to Appendix E and Policy R/T11 of the Gosport Borough Local Plan Review.

7. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/ or improvement of outdoor playing space in accordance with Policy R/OS8 of the Gosport Borough Local Plan Review. Should the applicant wish to proceed authority would be required for the Borough Solicitor to complete the Agreement.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposed development by reason of its inappropriate design and mass would have a detrimental impact on the character and visual amenity of the locality, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
2. The proposed development makes no provision for on-site car parking which is likely to result in overspill car parking in the surrounding road network to the detriment of local amenity. The proposal therefore conflicts with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.
3. The proposed development provides no useable amenity space which will be detrimental to the living conditions of prospective occupiers and contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
4. Inadequate provision is made for long stay and visitor bicycle parking, contrary to Policy R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 05.
APPLICATION NUMBER: K17432/1
APPLICANT: Mr R Haimes
DATE REGISTERED: 03.03.2009

**REPLACEMENT ROOF, INTERNAL AND EXTERNAL ALTERATIONS AND ERECTION
OF TWO STOREY AND SINGLE STOREY REAR EXTENSION AND REPLACEMENT
STORE (as amended by plan received 24.08.09)**
51 - 53 High Street Lee-On-The-Solent Hampshire PO13 9BU

The Site and the proposal

The application site is located on the south western side of the High Street, within the Lee-on-the-Solent District Shopping Centre. This area of the High Street is characterised by a variety of building styles. However, the majority of the buildings comprise commercial uses at ground floor with residential accommodation above. Many have rear extensions and there are also a variety of free standing buildings within the rear yards.

The application property is the south eastern half of a pair of two storey semi detached brick built buildings. It has a pyramid shaped slate roof with a projecting two storey hipped roof element on the north western side of the rear elevation. Internally the property is subdivided into a small furniture shop and a three bedroom dwelling set over two floors. The shop is located on the ground floor at the front of the premises and has a traditional green painted timber shop front. To the rear of the shop is the residential accommodation, comprising a bedroom, kitchen-diner and sun lounge at ground floor level with two further bedrooms, a bathroom and a lounge on the first floor. Although the shop and dwelling have independent entrances, there is currently no physical separation between the commercial and residential units. A path to the side and rear of the building provides access through the site from the rear service road to the High Street.

The majority of the yard is occupied by a large detached garage/store. The building has a corrugated pitched roof and has been constructed using a combination of timber and UPVC cladding. It is approximately 15 metres long and 6.5 metres wide and has been built to a height of 3.5 metres. There is a single pedestrian door in the north eastern elevation and a single door and garage door in the south western elevation. The garage is accessed via a service road at the rear of the site which runs parallel to the rear boundaries of the properties fronting the High Street. The store contains a large hydrotherapy pool. This is not currently used for commercial purposes.

To the north west of the site is number 55-57, a two storey hipped roofed property comprising a fabric shop at ground floor level with residential accommodation above. The building has a large single storey element on its rear elevation which extends almost the entire length of the site. The extension has a high corrugated pitched roof with glazing in the south eastern roof slope.

To the south east of the site is Robinson Court, a recently constructed three/four storey L-shaped block of flats with parking at the rear. The building has been constructed from brick with rendered panels and has a hipped roof form. Within the parking area and adjacent to the boundary with the application site is a pitched roof timber scooter store. The store is approximately 2.2 metres high and is sited approximately 1.5 metres from a ground floor bedroom window in the rear elevation of Robinson Court. The shared boundary with the application site comprises a 2 metre high brick wall which projects back from the service road by approximately 5 metres.

The applicant proposes to erect a two storey and single storey rear extension and revise the internal layout. The two storey element will have a hipped roof and would be built to the height of the main ridge tile, squaring off the rear of building. It would extend 1.2 metres beyond the existing two storey element on the rear elevation and 2.4 metres beyond the rear elevation of Robinson Court. The south eastern elevation would be sited 1.5 metres from the side elevation of these adjoining flats and would contain a set of double doors and a window at ground floor level and a

single window at first floor level. Two further windows will be introduced in the original side elevation. The rear elevation would contain a first floor bathroom window and Juliette balcony.

The proposed single storey extension would extend an additional 6.5 metres beyond the rear elevation of the two storey addition. It would have a tiled pitched roof built to a height of 5.1 metres and would contain a set of doors in the rear elevation. It is proposed to include glazing in the gable end with single Velux windows in both roof slopes. The extension will be 6.8 metres wide and set off the shared boundary with Robinson Court by 1 metre.

In order to accommodate the above extensions it is proposed to demolish the existing garage/store at the rear of the site and replace it with a structure of smaller dimensions. The new garage/store will have a pitched roof and will be 6.2 metres long, 7 metres wide and 3.5 metres high to the ridge. It will contain a set of double doors in the south eastern elevation and a garage door in the south western elevation fronting the rear service road. It will be built onto the shared boundary with number 55-57 and will be set off the shared boundary with Robinson Court by 1 metre. It will be set back 5.4 metres from the rear edge of the service road. The space between the north eastern elevation of the garage/store and the rear elevation of the proposed single storey addition will be used to create a courtyard.

The site was recently the subject of a planning application for internal alterations to the existing building to provide an additional flat and for the erection of a detached two storey three bedroomed house in the rear yard. The application was refused on the grounds that the development by reason of its inappropriate siting and cramped and congested layout would be detrimental to the character of the area. It was also considered that the introduction of a detached dwelling in this location would restrict servicing of the existing shop, affecting the long term viability of the commercial premises, and that the proposal provided inadequate parking provision. An appeal against this refusal was dismissed. While agreeing that the introduction of a detached dwelling would be detrimental to the character of the area, the Inspector did not consider that the development would harm the retail function of the Lee-on-the-Solent District Centre.

The latest application does not propose to create separate or independent dwellings. The extensions are to improve the existing accommodation. The floorspace of the existing shop will be increased, while to the rear of the shop, the ground floor layout will be amended to include an extended lounge and kitchen/diner. The existing ground floor bedroom is to be relocated to the first floor which will also comprise a secondary lounge area, two further bedrooms and a bathroom. The number of bedrooms at the dwelling will remain unchanged.

Amended plans have been submitted which alter the size and siting of the proposed replacement garage/store, positioning it away from the shared boundary with Robinson Court. The re-siting of the store will allow a path to be retained from the rear to the front of the site. Provision for undercroft parking has been deleted from the plans after concerns were raised over the potential adverse impact on highway and pedestrian safety.

Relevant Planning History

K17432 alterations to existing building to provide one additional one bedroom flat and new two storey 3 bed house to the rear refused 15.11.07. Appeal dismissed 22.05.08

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/S6

Residential Development at Ground Floor within Defined Shopping Centres

R/T11

Access and Parking

Consultations

Building Control	access for fire brigade ok
Local Highway Authority	no objection subject to the use of a roller shutter door

Response to Public Advertisement

10 letters of objection received;

Issues raised:-

- development does not overcome previous reasons for refusal
- loss of light, views and privacy to residents of Robinson Court, particularly the occupiers of numbers 2 and 10
- development would appear overbearing for the occupiers of Robinson Court
- proposal could lead to the provision of two separate dwelling units
- proposed single storey addition is excessively high
- the development will have a detrimental impact on the future sale of properties in Robinson Court
- the provision of undercroft parking could have an adverse impact on the local drainage system and would be detrimental to highway and pedestrian safety
- proposal represents an overdevelopment of the plot
- inappropriate form of development in a commercial area
- development could compromise the use of the rear service road by local residents and delivery vehicles

Principal Issues

1. The creation of an additional residential unit would require a separate planning application. Amended plans have been submitted which delete the provision for under-croft parking. The impact of a development on future property sales is not a planning consideration. The main issues in this case therefore are the acceptability of the design of the proposed extensions, the principle of increasing the floorspace of the existing shop and the impact of the development on its long term viability and servicing, the amenities of the occupiers of the adjoining buildings and highway and pedestrian safety.

2. The rear of the High Street is characterised by a variety of two storey and single storey rear extensions as well as a number of detached garages and storage buildings. The two storey extension is of limited depth and has a compatible hipped roof. It will not exceed the height of the existing ridge tile and will not form an incongruous feature on the rear elevation. The single storey extension has a simple pitched roof design. The glazing in the gable end adds visual interest and helps to break up the overall mass of the rear elevation. The proposed extensions are similar in scale and design to others in the locality and would not therefore be out of keeping with the character and appearance of the adjacent built form. The replacement garage/store is smaller than the structure it is replacing and is similar to many others in the locality. It is therefore appropriate in this location. Due to their location at the rear of the site, the proposed works will not be visible from the High Street. The development will not have a detrimental impact on the appearance of the property or the visual amenity of the area and therefore accord with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The use of the ground floor for residential accommodation has already been established at this site and the existing store at the rear of the premises is not used by the shop. Replacing this structure with a smaller store will not therefore impact on the future viability of the shop. Moreover, the proposed internal alterations will result in a small increase in the commercial floorspace available at the front of the premises, which will enhance the vitality and viability of not only this establishment, but the High Street as a whole. Furthermore, given the cramped and congested layout of the existing rear yard, the commercial unit is currently regularly serviced from its frontage,

and this is a common arrangement along this section of the High Street. Notwithstanding this, the proposed layout retains an access between the rear service road and the High Street which will allow the premises to be serviced from the rear if necessary. The proposed development will not therefore result in inferior servicing arrangements for the shop or any other neighbouring commercial establishments. In considering the above, the development will not compromise the retail function of the District Centre or the long term viability of the shop. Both the shop and residential property will retain their own independent access and the development therefore complies with Policy R/S6 of the Gosport Borough Local Plan Review.

4. The proposed two storey addition will only extend 2.4 metres beyond the rear elevation of Robinson Court. The extension has a hipped roof which helps to reduce the overall mass of the addition and therefore its potential to cause overshadowing. It will also be sited to the north of this building. Consequently, I do not consider that this aspect of the proposal will have a detrimental impact on the amenities of occupiers of adjacent properties in terms of loss of light or outlook. The roof of the proposed single storey extension slopes away from the site boundaries, reducing its prominence and helping to ensure it does not appear over bearing or oppressive for adjoining occupiers. Furthermore, having regard to the size of the existing garage/store at the site, the tall building in the rear yard of number 55-57 to the west, and the proximity of the existing scooter store to the ground floor window at Robinson Court, I do not consider that the proposed development will contribute to an unacceptable living environment for the occupiers of this block of flats or any other building. The replacement garage/store is smaller than the structure it is replacing and is sited 1 metre from the shared boundary with Robinson Court. In light of this, and given its siting in relation to extension at number 55-57, it will not have an adverse impact on the living conditions of occupiers of adjacent properties. Due to the position of the proposed and existing windows and the position of the Juliette balcony in relation to the ridge of the proposed single storey extension, I do not consider that the proposal will have a detrimental impact on occupiers of adjacent properties in terms of loss of privacy. The development therefore complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. The replacement garage/store is sited 5.4 metres from the back edge of the rear service road and this is sufficient to allow safe and convenient entry and egress. A condition will require the use of a roller shutter door. Subject to this condition, the use of the garage will not compromise highway or pedestrian safety, in accordance with Policy R/T11 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 by reason of its design, siting and orientation will not have a detrimental impact on the appearance of the building, the visual amenity of the locality, the amenities of the occupiers of the neighbouring properties, the long term viability of the ground floor shop or highway and pedestrian safety. As such, the proposal complies with Policies R/DP1, R/S6 and R/T11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

2. The materials to be used shall match in type, colour and texture, those on the existing dwelling unless otherwise agreed in writing with the Local Planning Authority.

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

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

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

4. The main sectional door to the garage shall be of roller shutter variety and shall be retained as such.

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

ITEM NUMBER: 06.
APPLICATION NUMBER: K17729
APPLICANT: Mr Stephen Street
DATE REGISTERED: 13.08.2009

ERECTION OF 2NO.ONE BEDROOM AGED - PERSON BUNGALOWS ON LAND TO THE REAR OF 56 MILITARY ROAD AND WIDENED DROP KERB ACCESS FROM CLASSIFIED ROAD (C412)
56 Military Road Gosport Hampshire PO12 3BX

The Site and the proposal

The application site is located on the east side of Military Road in a residential area within the Urban Area Boundary. It is situated opposite Fort Rowner which is within the HMS Sultan naval establishment and screened by a high security fence and tall evergreen conifer trees. The site contains a 4 bedroom semi-detached house set at an oblique angle to the road. It is constructed in red brick under a plain tiled hipped roof. The principal property elevation faces westwards towards Military Road with the main habitable rooms facing west and east. There is a square bay window to the dining room on the north facing side elevation, an obscure glazed window to a lobby and at first floor level two secondary bedroom windows. There is a detached brick built single garage with a flat roof located to the north side of the property. Additional parking is provided on a mixture of tarmac and gravel surfacing in front of the garage and to the side of the dwelling. Access to the site is from a drop kerb off Military Road through an un-gated narrow entrance situated in the northwest corner of the site. The main private garden area, mainly laid to lawn, is located to the rear of the property and varies in depth between approximately 23 and 30 metres. It contains a pond and there is a greenhouse in the southeast corner. A number of trees and shrubs are located around the perimeter of the site including a large Sycamore tree on the northern boundary adjacent to the garage. There is a further landscaped area at the front of the property including a large Cherry tree. The site has an average depth of approximately 45 metres and varies in width between approximately 16 and 22 metres. The rear garden has boundary fencing varying in height from between 1.5 and 2 metres. There is a 1 metre high boundary fence at the front of the site.

The eastern side of Military Road has double yellow lines along it. There are no parking restrictions on the western side of the road. The site is within walking distance of Brockhurst Road via Station Road or Cambridge Road which contains a Local Shopping Centre and is on a Bus route.

The immediate area contains residential properties of different ages, designs and type. To the north of the site is Redlea Court, a recently constructed three storey building containing 14 flats. The only windows in the south facing side elevation of this building are obscure glazed. At the rear of the building adjoining the boundary fence is the resident's amenity space with a car parking area beyond. There are three trees within this development located to the north of the application site which are covered by a Tree Preservation Order. To the south of the site beyond a 2 metres high fence is the attached house 58 Military Road. To the south of this there is a further pair of large semi-detached houses of the same age and similar design. To the rear of the site beyond the boundary fence there is a pedestrian access serving the rear gardens of two short terraces of two storey houses located in Redhouse Park Gardens. These properties have 1.8 metres high fencing to their back gardens which contain timber garden sheds. The rear elevations of these properties are located approximately 11 metres from the application site boundary.

It is proposed to demolish the existing garage and erect a pair of semi-detached one bedroom aged-person bungalows within part of the rear garden of 56 Military Road. The bungalows will have communal garden areas as well as private patio areas to the sides of the building. The existing dwelling will not be altered. However a new 1.8 metre high close boarded fence will be erected along the northern side of the property and retained rear garden area. The rear garden will be approximately 10.5 metres deep and 12 metres wide. The bungalows are to be in a L shaped single storey building constructed in red brick with a contrasting blue brick projecting feature band

under a concrete tiled hipped roof. There will be small gabled tiled roof canopies to the front doors. The windows are to have reconstituted stone sills. The windows, doors, fascias, guttering and down pipes are all to be white UPVC. The dwellings are to be built as energy efficient and will have solar panels on the pitched roof. The garden areas around the new bungalows will be landscaped and contain rotary dryers and patios for each unit. The access path to the bungalows passing along the side of the retained rear garden serving the existing house will incorporate low level bollard lighting.

The existing drop kerb is to be widened to provide a 4.5 metres wide access to the site. Five car parking spaces will be provided on site with a turning area so as to ensure cars can enter and leave the site in a forward gear. The one bedroom bungalows will each have one space and the existing house three spaces. Permeable paving will be used for the construction of the parking and turning area with one of the spaces being on a reinforced grass parking area. Each property will have a timber shed for secure cycle storage and garden equipment. In addition visitor cycle parking stands are to be provided. An area is set aside for storage of 4 wheeled bins for the bungalows with space in the side garden for 2 wheeled bins for the existing house.

The application is supported by an Arboricultural Report which identifies root protection zones and measures within the design so as not to adversely impact on the trees to be retained and those protected by a Tree Preservation Order situated adjacent to the northern site boundary within the grounds of the flat development Redlea Court.

Relevant Planning History

TPO G.112 relating to ash, fruit and fir trees at 54 Military Road confirmed 16.02.05
K16799/1 erection of three storey block of 14no. flats permitted 23.08.05 at 54 Military Road

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/DP3
Provision of Infrastructure, Services and Facilities
- R/H4
Housing Densities
- R/H8
Accommodation for the elderly
- R/T4
Off-site Transport Infrastructure
- R/T11
Access and Parking
- R/OS8
Recreational Space for New Residential Developments
- R/ENV14
Energy Conservation

Consultations

Building Control	Access for Fire Brigade satisfactory.
Streetscene (Parks & Horticulture)	The tree protection measures and proposed works are acceptable and appropriate.
Streetscene (Waste & Cleansing)	Bin requirements for each 1 bedroom property 1x140 litre recycling bin and 1x140 litre domestic bin. Adequate storage space shown with kerbside collection from Military

Road.

Local Highway Authority

On site car parking provision and turning acceptable. Cycle parking provision complies with relevant standards. Consideration should be given to height of frontage boundary treatment. Transport contributions required for the two dwellings which should be age restricted by condition.

Response to Public Advertisement

1 letter of objection

Issues raised:-

- previous disturbance when Redlea Court flats were built, noise dust etc.
- a tree has been removed from the site
- loss of privacy, hedge or fence should be built between Redhouse Park Gardens properties and the site
- road infrastructure poor, getting out of Gosport will only be worse
- development only for profit

Principal Issues

1. The application site is an area of private garden located within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria in Policy R/DP1 of the Gosport Borough Local Plan Review. This development would increase the housing density from 13 dwellings per hectare (dph) to 38 dph which brings it within the density range of 30-50 dph which complies with Policy R/H4 of the Gosport Borough Local Plan Review. It is inevitable that there will be some noise and dust generated during building works however should this become a serious problem action could be taken under the Environmental Protection Act. The tree that has been removed from the site was not the subject of a Tree Preservation Order nor was it located in a Conservation Area and as such its removal required no consent from the Local Planning Authority. The measures proposed in the Arboricultural Report will ensure the protection of the adjoining trees covered by a Tree Preservation Order and those to be retained on the site thereby maintaining the character and appearance of the area in terms of its impact on the landscape. The profit made by developers is not a material consideration for the Local Planning Authority. Therefore the main issues in this case are the effects of the proposal on the character and visual amenities of the area, the amenities of neighbouring and prospective occupiers, whether this is an appropriate location for accommodation for the elderly, the impact on highway safety, and the provision of transport infrastructure, car parking, cycle storage, refuse storage facilities and open space.

2. The proposed building is single storey and of an appropriate and acceptable design. The bungalows will not have a frontage with an adjoining road and in view of their scale and position at the end of a long private access path and existing and proposed boundary treatment, and the retained trees along the northern site boundary partially screening the development, they will not be easily seen from any public view point. Consequently there will be no adverse impact on the character and appearance of the area.

3. Due to the proximity of the site to the Brockhurst Road Local Shopping Centre this it is considered to be an accessible location which is suitable for accommodation for the elderly. The development is in a discreet location with both communal and private amenity space for use by future residents including private patio and drying areas. The proposal therefore accords with Policy R/H8 of Gosport Borough Local Plan Review.

4. As the adjacent houses are separated from the site by rear gardens and 1.8 and 2 metre high boundary fences and there are a number of plum trees approximately 5 metres high along the

boundary located in the rear garden serving 58 Military Road and the new dwellings will be bungalows, there will be no loss of light, outlook or privacy to existing dwellings. A condition is proposed preventing the installation of dormer windows or rooflights in the bungalows so as to ensure the continued protection of the privacy of neighbouring occupiers. There is to be a 1.8 metre high fence along the side elevation of 56 Military Road adjacent to the proposed parking area which is used for parking at the present time so the proposal will not result in significant additional noise and disturbance to the neighbouring residents. Therefore the development will not be detrimental to the amenities of neighbouring occupiers and complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. The width of the access serving the development is to be widened. Military Road at this point is straight and low boundary fencing exists along the site frontage as it does in front of the neighbouring flatted development, Redlea Court. There are waiting restrictions on the eastern side of Military Road, which together with the low front boundary fences either side of the site entrance afford good levels of visibility. The site entrance is on a side of the road where there are no parked cars as such the access to the two proposed dwellings is acceptable in highway terms.

6. Census evidence shows that Brockhurst Ward has one of the lowest average car ownership levels within the Borough at 0.97 cars/vans per household. The proposal provides for three spaces for the existing 4 bedroom house and one space for each of the 1 bedroom bungalows without any loss of on street parking. This level of provision is considered acceptable. In addition vehicles will be able to turn on site so as to enter and leave in a forward gear utilizing a single access point. The level of secure cycle provision and visitor cycle parking complies with minimum standards and as such the proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review. Areas are identified within the site for the storage of refuse and recycling bins for the existing house and proposed bungalows.

7. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8 and payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable. The open space payment has been reduced as the proposal is for accommodation for the elderly. Consequently a condition is proposed to restrict occupation to persons aged 55 years and over.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.
2. The payment of a commuted sum towards transport infrastructure, services and facilities.

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 for the elderly within an accessible location. There will be no adverse effect on the character and appearance of the area, protected trees, the amenities of occupiers of adjoining properties, or highway safety. Adequate provision is made for open space, transport infrastructure, car parking, cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/H4, R/H8, R/T4, R/T11, R/ENV14 and R/OS8 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

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

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

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

4. The development hereby permitted shall not be brought into use until 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 retained 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.

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

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

6. The widened access, including the footway crossing shall be constructed in accordance with the details hereby approved, before the development hereby permitted is first occupied.

Reason - In the interests of highway safety, and to comply with Policies R/DP1, R/T3 and R/T10 of the Gosport Borough Local Plan Review.

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

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

8. No development above slab level shall take place until full details of the hard and soft landscaping works have been submitted to, and approved by, the Local Planning Authority and these works shall be carried out as approved. These details shall include all means of enclosure, hard surfacing materials, external lighting, a planting plan for the garden and amenity areas and implementation programme.

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

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

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

10. The Cherry and Sycamore trees which are to be retained and those covered by Tree Preservation Order G.112 shall be protected during building operations by strict compliance with BS5837:2005 - Trees in Relation to Construction and as detailed within the A. & T. Tree Care Ltd. Arboricultural Report submitted with the application.

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no dormer windows or rooflights shall be constructed in the bungalows 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.

12. The bungalows 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: K11377/4
APPLICANT: Mr Valler
DATE REGISTERED: 09.09.2009

CONVERSION OF EXISTING ROOF VOID TO PROVIDE ONE BEDROOM FLAT FOR EMPLOYEE/MANAGER OF AMUSEMENT ARCADE (CONSERVATION AREA) (as amended by plans received 19.08.09)

Olympia Amusement Arcade 5 Flower Buildings Marine Parade East Lee-On-The-Solent Hampshire PO13 9LB

The Site and the proposal

The application site is located on the south-western side of Marine Parade East within the Lee-on-the-Solent Conservation Area and is within 50 metres of the Lee-on-the-Solent District Shopping Centre. The site is also on a bus route. The building is the original station building of the Lee-on-the-Solent Railway Company which commenced operation in 1894. It is part of a group of single storey buildings in commercial use known as Flower Buildings.

The building is set back from the seafront promenade adjacent to a public car park and to the south of Lee Tandoori Indian Restaurant. The current business operates as a seafront amusement arcade with games rooms and refreshment facilities.

This historic Railway Station is an important building within the Conservation Area and one of the oldest buildings in the centre of the settlement. It has plain hipped clay tile roof approximately 4 metres high and rendered elevations with classical pilasters and a simple cornice. There is a flat roofed element to the south-east with a parapet and matching cornice detail and a recent addition beyond this with a lower flat roof and tiled parapet. The later timber windows to the original part of the building and double entrance doors, one with side lights, are sympathetically proportioned with a vertical emphasis and balanced facades. The building and its simple roof form is highly visible when travelling along Marine Parade in either direction or when walking along the promenade located adjacent to the beach.

The proposal is to provide a manager's office and one bedroom flat in the roof space. The entrance to the flat will be via a door opening formed within an existing window opening situated towards the north-eastern end of the main west elevation of the building facing the car park. There will also be a secondary access to the flat for the manager and staff from the arcade via the new internal staircase. When originally submitted it was proposed to insert 10 velux rooflights and 3 dormer windows in the roof to serve the manager's office and the flat. The scheme has been amended and it is now proposed to light the accommodation and provide a secondary means of escape by using 9 conservation style rooflights. The roof lights will be metal of different sizes in a black finish. There will be 4 on the west roof slope, 2 on the south and 3 on the east. Space is identified within the ground floor lobby for the storage of domestic and recycling wheeled bins.

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities
R/BH1
Development in Conservation Areas
R/CH1
Development within the Coastal Zone
R/CF10
Protection of Existing Built Leisure Facilities
R/H4
Housing Densities
R/T4
Off-site Transport Infrastructure
R/T11
Access and Parking
R/OS1
Development Outside of the Urban Area
R/OS8
Recreational Space for New Residential Developments

Consultations

The Gosport Society	Objects to the proposal. The building is the original booking hall of the Lee-on-the-Solent Railway Station, built in 1894. Do not object to the principle of providing a flat for the manager but do object to the number of windows proposed and their design and spacing. The proposal will cause harm to the original character of the building contrary to Policy R/BH1 of the Gosport Borough Local Plan Review.
Building Control	Access for Fire Brigade satisfactory.
Streetscene (Waste & Cleansing)	Bin requirements 1 x 140 litre domestic bin, 1 x 140 litre recycling bin. Adequate storage space for bins which would require placing out on kerbside to Marine Parade on collection day.
Local Highway Authority	The site has no vehicular access but is situated adjacent to a public car park. No objection provided the flat is tied to the amusement arcade use. Cycle parking should be provided to the relevant standard. Transport contributions required for the one bedroom flat.

Response to Public Advertisement

1 letter of objection

issues raised:-

- the building is of historical significance
- new windows in the roof are inappropriate
- could set a precedent for residential accommodation on this side of the road
- amusements centre could close down and change to residential
- the building should be conserved as it is in a Conservation Area

Principal Issues

1. The site is located outside of the Urban Area Boundary, however, the building exists and the proposal is to support the operation of an existing business. As such in principle the proposal does not conflict with Policy R/OS1 of the Gosport Borough Local Plan Review. It is still necessary for the proposal to accord with the criteria contained in Policy R/DP1. It is also necessary to consider the acceptability of such a use within the Coastal Zone under Policy R/CH1. If a residential flat was considered to be acceptable in order to support the existing business a condition to restrict its use to that of an employee/manager could be used to prevent a precedent in residential accommodation being permitted elsewhere outside of the Urban Area Boundary. Any future proposal to change the use of the existing amusement centre would need to be considered on its merits in the light of relevant policies. Therefore the main issues in this case are whether the proposal is of an appropriate design and will preserve or enhance the character and appearance of the Conservation Area, the impact on the visual amenities of the area and the amenities of nearby residents and the provision of car and cycle parking, refuse storage facilities, open space and transport infrastructure.
2. This is an important historic building prominently located within a Conservation Area that retains the simplicity of design and elevation treatment appropriate to its historic character. The insertion of rooflights within the roofscape would fundamentally change its character from industrial to domestic and would consequently harm the special character of the building and Conservation area. The siting and proportions of the proposed door on the west elevation also unbalances the existing façade by not respecting the overall proportions and design of this elevation. The design is therefore considered to be inappropriate and detrimental to the street scene and visual amenities of the area. As such the proposal is contrary to Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review and the principles set out in the Conservation Area Appraisal.
3. Due to the location of the building and its orientation relative to residential properties located on the north-eastern side of Marine Parade East there will be no detrimental impact in terms of loss of light or privacy to nearby residents.
4. The site has no onsite parking provision but it is in an accessible location and situated adjacent to a public car park. There is also space within the building to make provision for secure cycle parking and a visitor cycle hoop or bracket could be attached to the building to comply with minimum standards. As such the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review. The area indicated for bin storage is adequate to meet the needs of the occupier of the flat with collection being made from Marine Parade East.
5. The applicant originally confirmed a willingness to enter into a planning obligation under Section 106 relating to payment of a commuted sum towards the provision and/or improvement of open space, in accordance with Policy R/OS8 and payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review. However the Section 106 agreement has not been completed and as such the proposal is contrary to Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Refuse

For the following reasons:-

1. This is an important historic building which retains the simplicity of design and elevation treatment appropriate to its industrial character. The proposal to place 9 rooflights within the roofscape and installation of a door would fundamentally change the appearance of this building so that it has a domestic character. It would therefore harm the special character of the building and the Conservation Area, contrary to Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review and the principles set out in the Lee-on-the-Solent Conservation Area Appraisal.

2. The proposed development does not make adequate provision for outdoor playing space, contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.
3. The proposed development does not make adequate provision for transport infrastructure, services and facilities, contrary to Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 08.
APPLICATION NUMBER: K17720
APPLICANT: Mr David Gilbertson
DATE REGISTERED: 13.07.2009

ERECTION OF TWO STOREY REAR EXTENSION
2 Longdon Drive Lee-On-The-Solent Hampshire PO13 8LR

The Site and the proposal

The application site is located on a corner plot on the southern side of Longdon Drive at the roundabout junction with Twyford Drive. The area is characterised by large properties set on relatively small plots. The houses on this part of the Cherque Farm estate are of a similar design. They have double bays on one half of the front elevation and gables above with mock Tudor detailing. Most also have projecting garages with hipped roofs on the other side of the bay. These features are arranged alternately so the bays on adjacent properties are next to each other. In front of the dwellings on the south side of the road at this point is a fenced landscaped amenity area and between it and the house frontages is a paved area used for parking and access with a pair of double garages at each end. Between the side boundary of the application site and Twyford Drive there is a wide grass verge with a belt of trees. The next door property to the east, number 4, has a conservatory across the eastern half of the rear elevation with a patio area between it and the shared boundary with number 2 on which there is a close boarded wooden fence with trellis panels above to a total height of approximately 2.5 metres. On the ground floor at the rear between the conservatory and the fence is a kitchen door with a double casement window nearest number 2. At first floor there are two obscure glazed windows nearest to the boundary with number 2 and a bedroom window over the conservatory. The west boundary of number 4 lines up with the side elevation of the house. Number 2 has a pedestrian access between the side of the house and the boundary so the house is set off the boundary by approximately 1 metre. The houses on this side of the road have south east facing rear gardens.

It is proposed to remove the existing conservatory at number 2 and replace it with a two storey extension on the eastern half of the rear elevation. It will project out 3.15 metres and have a subservient hipped roof with a maximum height of 7 metres. A small window to an en-suite is proposed in the original side elevation. On the rear elevation one window is proposed at first floor and one at ground floor. A second bedroom window is proposed in the side elevation looking into the site and over Twyford Drive.

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area

Consultations

nil

Response to Public Advertisement

1 letter of objection
Issues raised:-
- loss of light

- loss of outlook
- potential overlooking
- overdevelopment due to close proximity of neighbouring houses

Principal Issues

1. The extension will not be readily visible from public view points as it is on the rear and there is a wide grass verge and tree belt on Twyford Drive at this point. The extension is relatively modest in size and cannot be considered over-development of the plot. The main issue is therefore the impact on the residential amenities of the occupiers of adjacent occupiers to the south and east.

2. The distance between opposing elevations of the properties to the south will be 20 metres. Whilst this is less than the recommended 21 metres in Appendix B of the Local Plan Review, this distance is for guidance only and as a 3 metre deep 2 storey extension could be built without planning permission if it were sited 2 metres from the boundary I do not consider the reduction of the separation distance to 20 metres will have such a significant impact as to warrant refusal. The window on the rear elevation of the proposed extension will not increase overlooking of the rear garden of the adjoining property, number 4, any more than the existing windows on the rear elevation, and arguably will increase the degree of privacy because the patio area will no longer be overlooked. Although there will be some loss of outlook from the most westerly casement window in the kitchen of number 4, as there are only obscure glazed windows at first floor adjacent to the proposed extension and the conservatory at number 4 will be 5 metres from the flank wall of the proposed extension, I do not consider the outlook from number 4 will be unreasonably impaired. Due to the orientation of the properties the south-east facing garden of number 4 will retain the same amount of sunlight for most of the day and it will only be from early evening in the summer and late afternoon in the winter that the patio and conservatory will be overshadowed. The properties to the south will not be affected in terms of loss of light or outlook. Therefore I do not consider there will a significant loss of amenity to occupiers of adjacent residential properties and as such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location and as such complies with Policy R/DP1 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.

ITEM NUMBER: 09.
APPLICATION NUMBER: K5261/8
APPLICANT: Hopscotch Nurseries Ltd (Lee-on-the-Solent)
DATE REGISTERED: 25.08.2009

INTERNAL AND EXTERNAL ALTERATIONS, INCLUDING THE PROVISION OF A NEW ROOF AND USE OF PREMISES AS A DAY NURSERY (USE CLASS D1) (as amended by plan received 16.09.09)

13 High Street Lee-On-The-Solent Hampshire PO13 9BS

The Site and the proposal

The application site is located on the south western side of Lee-on-the-Solent High Street, opposite the public library. The building is currently occupied by the Royal British Legion and operates under Use Class D2 of the Use Classes Order. The single storey building has a combination of both flat and pitched roofs and is set back from the public highway by approximately 5 metres. It is sited on the shared boundary with the adjoining dwelling to the south east, number 11a. There is a small flat roofed porch on the front elevation with a larger flat roof addition on the rear elevation. The front of the site is enclosed by a low red brick wall which extends almost the entire width of the property frontage. However, there is an opening for vehicular access on the north western side of the plot. Entry and egress is also available from the service road at the rear of the site. Parking at the site currently comprises a total of thirteen spaces as well as two disabled parking bays, although there is room to park at least two additional vehicles. There is a single yellow line on the south western side of the road which restricts waiting or parking between the hours of 8am - 6pm.

The adjoining property to the north west of the site is a recently constructed two storey property comprising 5no. two bedroom flats. The side elevation fronting the application site contains one ground floor and one first floor bathroom window, both of which are obscure glazed. There are balconies on the rear elevation and a small area of communal amenity space at the rear of the property, together with a bin and bicycle store. The adjoining property to the south east is a two storey dwelling with a rear garden approximately 15 metres long. To the rear of the site and beyond a narrow rear service road is Anchorage Court, which fronts Marine Parade. It is a three storey development of retirement apartments with windows in the rear elevation facing onto the application site.

It is proposed to use the premises as a day nursery operating under Use Class D1 of the Use Classes Order. When operating under full capacity, the day nursery would provide child care for up to 85 children between the ages of one month and five years old and employ up to 30 members of staff. The nursery would be open from 7.30am - 18.30pm Monday - Friday, but not at weekends or bank holidays. Internally, the building would be altered so as to provide four main activity rooms as well as associated facilities such as changing areas, toilets, store rooms, a manager's office and a staff room.

Externally it is proposed to erect a replacement roof and a roof canopy over the front entrance door. The existing single storey extension on the rear elevation is to be demolished in order to provide a soft surface outdoor playing area. The play area will be enclosed by railings. It is also proposed to include a small play area at the front of the site which will again be enclosed by railings. Three new sets of doors and a window will be installed in the newly formed rear elevation. The doors will provide access into the rear playing area.

On site parking will comprise a total of ten parking spaces. The vehicular entrance will be retained as existing. Entry and egress remain available from the rear service road.

The applicant has submitted information which suggests that there is a local demand for childcare facilities in Lee-on-the-Solent. The application has also been supported by evidence from an

existing day nursery in the Borough outlining the typical travel characteristics of both clientele and staff.

Relevant Planning History

K1567 extension permitted 25.07.53
 K1567/1 extension permitted 03.01.55
 K4219 temporary hut refused 23.12.74
 K4778 siting of caravan refused 31.07.64
 K5261 extension permitted 10.10.65
 K5261/1 extension permitted 16.11.72
 K5261/2 store permitted 07.05.75
 K5261/3 partial demolition and erection of three storey larger facilities, steward accommodation and self contained hall withdrawn 18.03.77
 K5261/4 extension to cask store and alterations to entrance lobby permitted 18.10.77
 K5261/5 internal alterations and demolition of chimney stack permitted 04.12.79
 A1273 erection and display of illuminated fascia sign permitted 03.03.97
 K5261/6 erection of replacement roof covering permitted 31.01.02
 K5261/7 installation of awning for smoking shelter permitted 20.07.07

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1
 General Standards of Development within the Urban Area
 R/CF5
 Development of Childcare and Day Care Facilities
 R/ENV10
 Noise Pollution
 R/T11
 Access and Parking

Consultations

County Education Officer	support
Building Control	Access for fire brigade is acceptable An exit gate is required from rear play area in case of emergency.
Local Highway Authority	Objection Parking restrictions apply at the front of the site. Development is likely to result in traffic congestion at the front of the site. The entrance is partially obstructed by the new parking bay. Use of the rear service road is inappropriate. No cycle parking has been provided.
OFSTED	update to be provided
Crime Prevention & Design	update to be provided

Response to Public Advertisement

11 letters of objection;

Issues raised:-

- an insufficient level of parking is provided
- proposal will result in increased on-street parking
- access through the site should be retained for members of the public
- proposal would be detrimental to highway and pedestrian safety
- noise disturbance from the proposed play areas and the additional traffic associated with the childcare facility
- proposal will have a negative impact on the appearance of the area
- inappropriate location for a childcare facility
- development will have a detrimental impact on the amenities of neighbouring residents
- traffic congestion
- inadequate bin storage provided
- frequent refuse collection will exacerbate traffic problems

7 letters of support;

Issues raised:-

- there is a local demand for childcare facilities
- the provision of new a new nursery will benefit local businesses
- the existing Hopscotch nursery operating in Gosport has positive Ofsted reports
- the issues identified in respect of noise disturbance, traffic problems and waste disposal should not prevent the granting of planning permission
- arrivals and departures to the site will be staggered throughout the day and the use will not therefore result in traffic congestion
- the proposal would not cause additional noise disturbance when compared to the existing use
- the proposal will create additional employment opportunities
- there is adequate on-site parking

1 letter of observation;

Issues raised:-

- a footpath should be provided between Anchorage Court and Cambridge Road

Principal Issues

1. The application site is privately owned and there is no planning requirement to provide through access for members of the public. The main issues in this case are the acceptability of the design of the proposed external alterations, the principle of the use of the premises for childcare provision and the impact on the amenities of the area and of the occupiers of the adjacent properties, highway and pedestrian safety and whether adequate provision has been made for cycle parking and refuse storage.

2. In its current form the application building does not make a positive contribution to the visual amenity of the locality. The amendments to the roof, including the provision of a new roof canopy will therefore improve the overall appearance of the property, enhancing visual amenity. The proposed railings at the front of the site are of similar appearance to those used outside of the library and are acceptable in the streetscene. The provision of new windows and doors in the rear elevation will not detract from the appearance of the building or the visual amenity of the locality. The proposed external alterations are therefore acceptable and comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Although located in a town centre, the application site is positioned towards the eastern end of the High Street where there is a transition from commercial to residential properties. The site is

bordered on both sides by residential premises with a large development of retirement flats to the rear. Therefore, whilst there may currently be a shortfall in childcare facilities in the local area, and the proposed use would provide employment opportunities for local residents, the potential positive benefits accrued from implementing the proposed scheme must be considered against any potential impacts on residential amenity.

4. When operating under maximum capacity, the proposed day nursery would provide childcare facilities for up to 85 children and would operate from 07.30am -18.30pm, five days a week. Policy R/CF5 states that development proposals for childcare facilities should not be permitted where they would have a significant impact on the amenities of local residents. In my opinion the use of the premises as a day nursery for up to 85 children represents a significant intensification in the level of activity associated with the site. Although the applicant has indicated that the proposed outdoor play areas will not be used before 08.30am or after 18.00pm, the use of these areas throughout the rest of the day would be unrestricted. When considering the proximity of the rear play area to the neighbouring properties, in particular the rear garden of number 11a, the unrestricted use of these play areas will have an unacceptable impact on adjoining occupiers in terms of noise disturbance. Moreover, clientele will arrive and depart from the site throughout the day. The adjacent occupiers are therefore likely to experience considerable noise disturbance associated with the increased use of the car park. The level of activity associated with the proposed day nursery would be excessive and inappropriate in this particular location. The proposal is therefore contrary to Policies R/DP1, R/CF5 and R/ENV10 of the Gosport Borough Local Plan Review.

5. The applicant has provided detailed information which suggests that visits to the site will be staggered throughout the day and that many of the clientele will arrive by bicycle or on foot. However, this arrangement is subject to change in the future and is likely to be dependant on the prevailing weather conditions. The applicant has indicated that staff will be required to enter into a management agreement which will prevent them from parking at the site. However, such an arrangement would be outside the control of the Local Planning Authority and cannot be enforced. Moreover it is likely to encourage parking on the surrounding streets. The plans show that the proposal will provide a total of 10 on-site car parking spaces. Although arrivals and departures to and from the site are likely to be staggered throughout the day, when operating under full capacity, the day nursery will accommodate up to 85 children and 30 staff at anyone time. It is highly unlikely therefore that the provision of 10 parking spaces will be sufficient to prevent overspill parking in the local road network, to the detriment of local amenity.

6. Moreover, due to the proximity of the spaces to the application building, manoeuvrability within the site is restricted. This is also likely to encourage on-street parking. Whilst a certain level of on-street parking may be considered acceptable in a town centre location, it is noted that there as there is a single yellow line on the south western side of the road which restricts waiting/parking between the hours of 8am-6pm. Consequently, visitors and staff would have to park on the northern side of the road. Clientele would therefore have cross two lanes of traffic in order to access to the day nursery. As there are no pedestrian crossings within the vicinity of the site, this arrangement would be detrimental to both highway and pedestrian safety.

7. The limited space in which to manoeuvre will also result in egress via the rear service road. The service road is of limited width and does not have sufficient capacity for this intensity of use. There is limited room for vehicles to pass and as there is no control over the direction of vehicular movements, the intensified use would be both undesirable and detrimental to highway and pedestrian safety.

8. One of the parking bays is positioned in close proximity to the site entrance and this will restrict safe and convenient access, compromising the free flow of vehicular traffic along the High Street and increasing traffic congestion at the front of the application site.

9. In considering the above, the proposed development makes inadequate provision for safe and convenient access and parking. It will result in a significant intensification in on-street parking to the detriment of local amenity and will contribute to increased traffic congestion in the local road

network. The proposed development is also likely to result in an unacceptable intensification in the use of the rear service road to the detriment of highway and pedestrian safety. As such, the proposed development is unacceptable and contrary to Policy R/T11 of the Gosport Borough Local Plan Review.

10. Although the development provides facilities for the storage of refuse bins, no facilities have been provided for long stay or visitor cycle parking. The development therefore conflicts with the requirements of Appendix E and Policy R/T11 of the Local Plan Review.

RECOMMENDATION: Refuse

For the following reasons:-

1. A day nursery operating at the scale proposed is inappropriate in this location. The unrestricted use of the outdoor play areas and the comings and goings of clientele would result in an unacceptable level of disturbance to neighbouring occupiers, contrary to Policies R/DP1, R/CF5 and R/ENV10 of the Gosport Borough Local Plan Review.

2. The proposed development provides an inadequate level of on-site car parking which is likely to result in overspill car parking in the surrounding road network to the detriment of the amenity of the area and highway and pedestrian safety. Access to the front of the site is restricted and there is limited space for manoeuvring within the car park. The proposal will therefore result in increased traffic congestion in the local road network and an unacceptable reliance on the rear service road, contrary to Policy R/T11 of the Gosport Borough Local Plan Review.

3. No provision is made for long stay or visitor cycle parking, contrary to Policy R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 10.
APPLICATION NUMBER: K17736
APPLICANT: Gosport Borough Council
DATE REGISTERED: 25.08.2009

REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED RENDER SYSTEM
76-82 (Even Nos) Prideaux - Brune Avenue & 1-15 (Odd Nos) Bridgemary Road
Gosport Hampshire

The Site and the proposal

The application site is located within the Urban Area Boundary on a residential estate built during the 1960's, situated at the southern end of Bridgemary Road on a corner with Prideaux-Brune Avenue. The building comprises an L shaped, linked, two storey block containing 12 flats. It is constructed in yellow/orange brickwork with pebble dash rendered areas at ground floor level and white horizontal cladding, timber boarding and dark brown vertical tile hanging at first floor level under a grey concrete tiled roof. The linked entrance areas to the flats are also two storey but have flat roofs. The building overlooks a paved and soft landscaped area. There are also some areas of semi-private amenity space to the rear of the site.

It is proposed to replace the existing render, tile hanging, boarding and cladding on the front and rear elevations of the building with a new insulated render system that will improve the thermal efficiency of the building. The proposed colour finish is to be chosen following consultation with the occupiers and the agreement of the Local Planning Authority.

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area
R/ENV14
Energy Conservation

Consultations

nil

Response to Public Advertisement

nil

Principal Issues

1. The main issues in this case are the acceptability of the design of the alterations and the impact they will have on the visual amenities of the area and the conservation of energy.
2. Given the age of the buildings and their weathered appearance, the proposed works will significantly improve the appearance of the buildings and the visual amenities of the locality. The improvement in thermal efficiency will result in a reduction in energy use in compliance with Policy R/ENV14 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 improve the appearance of the buildings and the visual amenities of the locality and reduce energy use. As such, the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

2. Details of the colour finish to the external cladding/insulated render system shall be submitted to, and approved by, the Local Planning Authority before works to the external elevations of the buildings are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

ITEM NUMBER: 11.
APPLICATION NUMBER: K10744/3
APPLICANT: Mr Langham
DATE REGISTERED: 14.07.2009

FELLING OF OAK TREE (T1 OF TPO G.70)
Land To The East Of 12 Ventnor Road Gosport Hampshire PO13 0PH

The Site and the proposal

Tree T1 of TPO 70 is a large mature oak which is located in the side garden of 12 Ventnor Road adjacent to a garage. Ventnor Road is a cul-de-sac and Number 12 is at the end where there is a pedestrian link through to Dandelion Close around a resident parking area. The tree is a prominent feature in the street scene with long range views from both north and south.

Relevant Planning History

TPO70 Tree Preservation Order 1no oak tree confirmed 18.01.94
K10744/2 lopping of oak tree permitted 24.08.00

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area

Consultations

Streetscene (Parks & Horticulture)

The oak tree is a mature, healthy and vigorous specimen which enhances the environment and is worthy of retention. It creates no nuisance. Minimum maintenance required - crown lift to 3.0 metres to ensure pedestrian and vehicular access is maintained and crown clean on minimum 5 year regime to ensure dead dying, diseased or crossing/rubbing branches removed.

Response to Public Advertisement

2 letters of objection

Issues raised:-

- no valid reason to destroy tree
- suitable maintenance regime would control growth and spread
- loss would be harmful to wildlife
- loss harmful to appearance of area
- tree there before houses

Principal Issues

Due to its position at the east side of the house and the distance across the car park to the nearest residential properties to the east the tree does not unreasonably impair the amenities of residents of adjoining properties and is appropriate in its setting. Lack of money for maintenance is not a reason for felling a tree. The issues for consideration are the health and life expectancy of the tree and the contribution it makes to the amenity of the area. The tree is a large, mature, healthy and vigorous

specimen with no sign of disease. It is located in a prominent position and makes an outstanding contribution to the amenity of the area. As such its removal would have a detrimental impact on the character and appearance of the area contrary to Policy R/DPI of the Gosport Borough Local Plan Review.

RECOMMENDATION: Refuse

For the following reasons:-

1. The tree is a large, mature, healthy and vigorous specimen with no sign of disease. It is located in a prominent position and makes an outstanding contribution to the amenity of the area. As such its removal would have a detrimental impact on the character and appearance of the area contrary to Policy R/DPI of the Gosport Borough Local Plan Review.