

*Please ask for: Lisa Reade*

*Direct dial:*

**(023) 9254 5651**

*Fax:*

**(023) 9254 5587**

*E-mail:*

**[lisa.reade@gosport.gov.uk](mailto:lisa.reade@gosport.gov.uk)**

2 November 2009

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

**MEETING:** Regulatory Board  
**DATE:** 10 November 2009  
**TIME:** 6.00pm  
**PLACE:** Council Chamber, Town Hall, Gosport  
**Democratic Services contact:** Lisa Reade

**Please Note:** A site visit has been arranged for 3.00pm at 2 Longdon Drive, 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](http://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 6 OCTOBER 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, 6 November 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, 6 November 2009).*

6. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.  
(grey sheets – pages 1 –36/1 )*

PART II  
Contact Officer:  
Debbie Gore  
Ext 5455

7. ANY OTHER ITEMS

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

**A MEETING OF THE REGULATORY BOARD  
WAS HELD ON 6 OCTOBER 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 (P), Carter (Chairman) (P), Dickson (P), Geddes (P), Hicks, Hylands (P), Miss West and Wright (P).

It was reported that, in accordance with Standing Orders, notice had been received that Councillor Burgess would replace Councillor Miss West for this meeting.

**81 APOLOGIES**

Apologies for inability to attend the meeting were received from the Mayor and Councillors Miss West and Hicks.

**82 DECLARATIONS OF INTEREST**

- Councillor Dickson declared a personal and prejudicial interest in item K17720 2 Longdon Drive

**83 MINUTES**

RESOLVED: That the Minutes of the Regulatory Board meeting held on 8 September 2009 be approved and signed by the Chairman as a true and correct record.

**84 DEPUTATIONS**

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

- K1767/1 – Redevelopment of Rowner
- K17660 – Holbrook
- K15384/2 – 3 Smeeton Road, Lee-on-the-Solent
- K17720 – 2 Longdon Drive, Lee-on-the Solent
- K5261/8 – 13 High Street, Lee-on-the-Solent
- K10744/3 – Land Adjacent to 12 Ventnor Road

**85 PUBLIC QUESTIONS**

No public questions had been received.

## PART II

### **86 K17671/1 Planning Application for Approval of Matters Reserved by Conditions of Outline Consent K17671 for the Redevelopment of Rowner**

Consideration was given to a report of the Development Services Manager detailing the appearance, layout, scale and landscaping for Phase 1 and 8 of the Rowner Redevelopment reserved under condition 12 of Outline Consent K17671 and to consider plan and particulars showing the detailed proposals for the aspects listed in the report of phases 1 and 8 required by condition 13 of Outline Consent K17671.

Members were advised that the applicant had requested that the phase 8 element be removed from the application.

One additional letter of objection and 2 supplementary letters. New issues raised related only to phase 8 of the development.

Mr Newman was invited to address the Board. He advised that his main concern had been with the proposals for phase 8 of the development; the Head of Siskin Infant School had also approached him and expressed concern at this phase of the development.

He also identified an alternative site for development in Davenport Close, the old Rowner Recreation Centre.

He expressed concern that a compulsory purchase order was proposed for land in front of his house.

Mr Newman welcomed the opportunity to address Councillors. He requested that regular consultation be undertaken between residents and the developers.

Members questioned whether the Rowner Recreation Centre was to be included in the proposals for the regeneration of Rowner as it was felt that the site needed to be improved.

A Member advised the Board that they were aware of the difficulty in acquiring ownership of this site.

Members were advised that the site was not for consideration under this planning application.

In response to a Member's question, Mr Newman advised that he had met with planning officers. Consultation had taken place between Portsmouth Housing Association and the residents of Rowner but residents felt that the plans were constantly changing and their views and opinions were being ignored.

Mr Lamey of the Rowner Renewal Partnership was invited to address the Board. He expressed thanks to the planning officers for the comprehensive report.

In answer to a Member's question, he advised the Board that the intention was to replace the trees that Mr Newman had referred to.

The Board were advised that the density level for the development had been agreed within the previous outline application.

It was clarified that the report included the provision for cycle facilities in addition to refuse facilities.

Members welcomed the proposed improvements and acknowledged that the development needed to be undertaken in stages. It was hoped that before phase 8 was returned to the Regulatory Board, additional consultation would be undertaken with residents.

**RESOLVED:** That planning application for approval of matters reserved by conditions of outline consent K17671 for the redevelopment of Rowner be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason set out in (i) below.

- i. 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.

## **87 K17660 OUTLINE PLANNING APPLICATION FOR THE REDEVELOPMENT OF HOLBROOK RECREATION CENTRE AT FOREST WAY GOSPORT**

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 landscape.

Janet MacNally was invited to address the Board. She advised that she had worked within the care profession for a number of years and that she saw the redevelopment of the Leisure Centre as an opportunity to provide a hydro pool for local residents. It was seen as particularly beneficial following the closure of Haslar Hospital which had previously been used by those patients requiring a hydro pool as part of their treatment.

Members were advised that residents were currently having to travel to the Queen Alexandra hospital for treatment and that the hospital was currently oversubscribed with patients needing to use the facility.

Members were advised that a hydro pool would benefit those residents with disabilities and that the inclusion of one within the proposed redevelopment had the support of physiotherapists at Gosport War Memorial and of Gosport and District Sports Association for the Disabled.

In addition to supporting those with disabilities, a hydro pool would aid those recovering from injuries, including residents under going post operative physiotherapy and those recovering from accident trauma.

Members were advised that the current facilities were overstretched and that the redevelopment of Holbrook would be an ideal opportunity to provide equal access for those residents that currently felt excluded from existing leisure facilities.

Members thanked Mrs MacNally for her address to the Board and questioned whether it was proposed to include a hydro pool in the redevelopment of the Haslar site.

Members requested that Mrs MacNally forward the details of her deputation to the Leisure Services Manager as the application being presented to the Board was for Outline Consent to establish whether the principle of the development was acceptable and details of the internal facilities would be considered at the detailed planning stage.

In answer to a Member's question, it was confirmed that the new leisure centre would be constructed on land between the A32 and the existing leisure centre. This would ensure the continuing use of the existing facility whilst the new one was under construction

Members welcomed the proposals and agreed that a new facility was much needed. Members also welcomed the provision of the additional leisure facilities, particularly as there was a need for a larger hotel in Gosport.

**RESOLVED:** That K17660 Outline Planning Application for the Redevelopment of Holbrook Recreation Centre at Forest Way Gosport be approved, subject to the conditions set out in Appendix 1 of this report for the following reasons:

- i. 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.

## **88 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:

### **89 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**

Members of the Regulatory Board had attended a site visit at 4.30pm on the day of the meeting. They viewed the relationship between 3 and 5 Smeeton Road from the rear gardens and from Fell Drive to establish the context of the proposal in the streetscene.

Mr Yates, of 5 Smeeton Road, was invited to address the Board. He thanked Members for attending the site visit and reiterated his concern that the property had previously been extended a number of times.

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

In addition he felt that the proposal was unsympathetic to the street scene and that the property would greatly differ from those in the surrounding area.

Mr Bullen was invited to address the Board. He advised that he was the architect for the project.

Mr Bullen advised the Board that these properties had not been built to accommodate the changing needs of a family. He advised that five of the six properties in the road had been modified.



The Board were advised of the proposed amendments to the building. Mr Bullen advised that the impact from the front would be limited and that the triangular window included would not overlook properties and had been included to create visual interest.

In answer to a Member's question Mr Bullen advised that he did not feel that the proposal would lead to the property being out of character with the surrounding properties as those in Smeeton Road were not identical. He also advised that he did not feel the proposed extension would be overbearing as it would be constructed using the same material as the existing property. In addition, the proposal would not extend the property any further to the rear.

Mr Bullen commented that amendments to the original design of the property were not unacceptable, in principle, and the original design concept would not now be acceptable in construction terms.

Members debated the proposal, discussing whether it was felt that the extension would be overbearing and detrimental to the amenities of the neighbouring properties. Members also debated the prominence of the extension within the street scene.

Members acknowledged the family's wish to extend the property but felt that the proposal, by reason of its design, scale and mass, would be overbearing and detrimental to the amenities of the area.

Members agreed that the application be refused.

RESOLVED: That application K15384/2 – Erection of second floor rear extension and roof alterations to include increase ridge height of main roof, 3 Smeeton Road, be refused for the following reason:

- i The proposal by reason of its design scale and mass would be overbearing and detrimental to the amenities of the area, contrary to policy R/DP1 of Gosport Borough Council Local Plan Review.

**90 K17720 - ERECTION OF TWO STOREY REAR EXTENSION  
2 Longdon Drive Lee-On-The-Solent Hampshire PO13 8LR**

**Note: Councillor Dickson declared a personal and prejudicial interest at this point in the meeting, left the room and took no further part in the voting or discussion on this item.**

Miss Edwards was invited to address the Board. She advised that she resided at 4 Longdon Drive and that she strongly opposed the application.

She advised that her rear garden was south facing and that the extension would be two storeys of brick that would be overpowering and have a detrimental effect on her quality of life.

In answer to a Member's question, Miss Edwards advised the Board that she

thought the fence separating the two properties was 8ft, including the trellis.

Mrs Gilbertson was invited to address the Board. She advised the Board that two architects had been consulted to ensure that the extension was as sympathetic as possible.

She advised that the loss of light to the property would only be in the late evening in the summer and late afternoon in the winter. She also advised that the existing fence between the two properties was in excess of 8ft.

Mrs Gibertson advised the proposal included one window that overlooked the adjoining property but as it was for an en-suite it would be obscure glazed.

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

RESOLVED: That application K17720 – 2 Longdon Drive, Lee-on-the-Solent be deferred pending a site visit by Members of the Regulatory Board.

**91 K5261/8 - 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**

Members were advised that there had been 2 additional letters of support received. The new issues raised were that the proposed external alterations were acceptable in design terms, that there was adequate on-street parking at the front of the site and that the proposal would bring a vacant building back into use.

Members were advised that a travel plan had been received on 2<sup>nd</sup> October and that in light of the additional information provided, the rear service road was likely to have adequate capacity to cope with the increased vehicular movements associated with the nursery.

Members were advised that the applicant had not submitted a unilateral undertaking (Section 106 Agreement) and that as a result, the Local Planning Authority were unable to enforce the implementation of the travel plan.

As a result, it was proposed to amend reason for refusal 2 as follows:

Arrangements have not been put in place to secure the implementation of a Travel Plan. Therefore, the Local Planning Authority is not satisfied that the proposed development will not result in overspill parking in the local road network to the detriment of the amenity of the area and highway and pedestrian safety, contrary to Policy R/T11 of the Gosport Borough Local Plan Review.

Freya Derrick was invited to address the Board. She advised that she had met

with Local Highway Authority and planning officers to try and address the concerns identified.

She advised that Local Highway Authority had withdrawn their objection to the application. She advised the Board that she would be prepared to enter into a Section 106 Agreement to allow the travel plan to be enforced by the Local Planning Authority.

Mrs Derrick was aware that there was still an outstanding issue surrounding the noise level from the site. However, she advised the Board that as the building was currently permitted for use as class D2, it could be used as a cinema, casino or a bingo hall.

Should any of these uses be implemented, the noise issues would be far greater and noise and light pollution from the site would continue much later into the night.

She advised that, as the Managing Director of Hopscotch, she had tried to ensure that the company was as amenable as possible to all residents with concerns surrounding the proposal. She advised the Board that she had been proactive in addressing concerns highlighted, and had been holding regular meetings to address issues surrounding the fences, waste management and external lighting.

Solutions had been found, in that hedgerows would separate the playing areas from the fences and turf would be laid rather than tarmac. The Board were also advised that the children would be supervised with a much higher ratio of adults than in a school. In addition the children would be aged 3 months to 5 years and therefore less likely to participate in running games.

Members were advised that the demographic of Lee-on-the-Solent had changed, particularly as a result of the Cherque Farm development. As a result, there was a large increase in the number of families with young children for whom childcare provision was needed. In addition, the proposal would create 35 new jobs.

Councillor Beavis, Ward Councillor for Lee West was invited to address the Board.

He recognised that childcare provision was needed in Lee-on-the-Solent and welcomed the work that had been undertaken to address the concerns surrounding traffic issues.

He advised the Board that he had facilitated meetings between the Managing Director of Hopscotch and residents of the Starlings to discuss any issues that were concerning residents. Meetings had also been arranged with Lee Residents Association and other local residents to address and resolve concerns identified. Solutions included the one way traffic flow, staff parking in the Beach Road car park, and the relocation of waste facilities.

The Board were advised that there was a need for childcare in Lee-on-the-Solent and that the creation of 35 jobs would be welcome.

A large number of parents would be walking to the site and would no longer have to travel to the Gosport and Titchfield Nurseries.

Councillor Beavis felt that the Managing Director of Hopscotch was professional and organised and that he was confident that any issues that arose would be dealt with efficiently.

He reiterated that the Local Highway Authority had now withdrawn their objection and that the traffic plan could be implemented by entering a Section 106 agreement.

Members queried how long it would take to prepare a Section 106 Agreement.

It was acknowledged that there was a need for child care within Lee-on-the-Solent. It was also recognised that the existing building was not currently in use.

Members considered it might be possible to resolve the concerns of local residents through mitigation measures. Members felt that the details of this should be considered prior to the Board reaching a decision.

Members proposed that the application be deferred to allow further negotiation with the applicant on matters relating to the recommended reasons for refusal, particularly issues relating to noise and disturbance and possible mitigation measures.

RESOLVED: That the application be deferred to enable officers to negotiate further with the applicant.

**92 K10744/3 - FELLING OF OAK TREE ( T1 OF TPO G.70)  
Land To The East Of 12 Ventnor Road Gosport Hampshire PO13  
OPH**

Mr Langham was invited to address the Board. He advised the Board that he had resided in 12 Ventnor Road for 33 years and that a Tree Preservation Order had been placed on the tree in question in 1994 following unauthorised works to another TPO trees nearby.

The tree adjacent to his property was affecting nine gutters and 4 drains and a recent quote for the work needed to lop the tree was £850.

Mr Langham felt that the tree was overcrowding and too expensive to maintain.

Members extended sympathy to Mr Langham for the financial situation; however, it was also acknowledged that the tree in question was a fine specimen that did not warrant removal.

Members questioned officers with regard to the setting of a precedent in this instance and agreed that the application be refused.

RESOLVED: That Regulation 3 application K10744/3, felling of oak tree (T1 of TPO G.70) Land To The East Of 12 Ventnor Road Gosport be refused for the reason below.

- i. 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.

**93 K17320/3 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**

Members welcomed development of this derelict site and recognised that alterations that had been made to the original application.

RESOLVED: That application K17320/3 – 6, 7 & 8 Marine Parade East, Lee-on-the-Solent, be approved subject to the payment of a commuted sum towards the provision of an outdoor playing space and the provision of off site highway infrastructure and subject to the conditions set out in the report of the Development Services manager, for the following reason

- i. 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.

**94 K3369/3 - 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**

Members were advised that this item had been withdrawn from the agenda.

**95 K405/3 - 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**

Members were advised that the section 106 agreement with regard to outdoor playing space and transport infrastructure and services had not been completed.

RESOLVED: That application K405/3 be refused 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.

And for the additional reason that:

5. The property does not make adequate provision for outdoor playing space or transport infrastructure services and facilities contrary to policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Council Local Plan Review.

**96 K17432/1 - 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**

In answer to a Member's question, the Board were advised that the amended proposals were recommended for approval by the planning officers. Issues identified in the previous application had been addressed

RESOLVED: That application K17432/1 –51-53 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:

- 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 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.

**97 K17729 - 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**

RESOLVED: That application K17729 – 56 Military Road, Gosport 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 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.

**98 K11377/4 - 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**

Members welcomed the recommendation to refuse the application as it was felt that there should not be residential development on the south side of Marine Parade.

RESOLVED: That application K11377/4, 5 Flowers Buildings, Marine Parade East, Lee-on-the-Solent, be refused, for the following reasons below.

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 roof lights 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.

**99 K17736 - 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**

RESOLVED: That Regulation 3 application K17736, 76-82 (Even nos) Prideaux Brune Avenue and 1-15 (Odd Nos) Bridgemary Road Gosport, be approved, subject to the conditions set out in the report of the Development Services Manager, for the following reason below.

1. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed will 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.

**100 ANY OTHER BUSINESS**

The Chairman advised the Board that this would be the last meeting of the Regulatory Board attended by the current Head of Development Control, Pat Aird, as she had secured a position at English Heritage.

Members conveyed their thanks and best wishes to Mrs Aird and extended their best wishes to Debbie Gore, the new Head of Development Control.

The meeting commenced at 6.00pm and concluded at 8.03 pm

CHAIRMAN



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

**10th November 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.	3	K17720	2 Longdon Drive Lee-On-The-Solent Hampshire PO13 8LR	Grant Permission
02.	5	K8041/11	Shangri-La 17 Milvil Road Lee-On-The-Solent Hampshire PO13 9LU	Grant Permission
03.	10	K4909/3	188 Nobes Avenue Gosport Hampshire PO13 0HY	Grant Permission
04.	14	K3996/5	Warren Meade Ellachie Road Gosport Hampshire PO12 2DP	Grant Permission
05.	18	K5576/10	Fort Cottage Crescent Road Gosport Hampshire PO12 2DN	Grant Permission
06.	23	K7154/3	172A Anns Hill Road Gosport Hampshire PO12 3RE	Grant Permission
07.	27	K12345/75	Plot 2b Regent Trade Park Barwell Lane Gosport PO13 0FZ	Grant Permission
08.	33	K6640/3	97 Fareham Road Gosport Hampshire PO13 0XN	Grant Permission

**ITEM NUMBER: 01.**  
**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***

This application was considered by the Regulatory Board on 6 October 2009 when Members resolved to defer the item for an informal site visit.

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 at first floor level in the original eastern side elevation facing the brick flank wall of number 4. 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***

none

***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 the fact 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. The installation of any additional side windows at first floor level within the extension or the existing property would require planning permission. 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 be 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.

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: K8041/11**  
**APPLICANT: Mr Richard Kitchen**  
**DATE REGISTERED: 30.07.2009**

**ERECTION OF 2NO.SINGLE STOREY REAR/SIDE EXTENSIONS (as amended by plans received 14.10.09)**

**Shangri-La 17 Milvil Road Lee-On-The-Solent Hampshire PO13 9LU**

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

The application site is located on the western side of Milvil Road in a residential area within the Urban Area Boundary. It is within 400 metres of the Lee-on-the-Solent District Shopping Centre and a bus route. The building is Locally Listed and considered to be of architectural interest and contributes to the character of the area. The existing Shangri-La residential care home is set back from the Milvil Road frontage by between approximately 13 and 32 metres behind a low brick wall and landscaped area containing 13 tarmac surfaced and marked out car parking spaces. There are separate ingress and egress points to the parking area. The building has a flat roof with the main frontage part being two storey with a single storey element to the rear. It is a cream rendered building with white UPVC windows and doors. The home currently accommodates 20 residents, most of whom occupy single bedrooms. There is a communal landscaped garden area at the rear of the building. There is also a timber summer house towards the south west corner of the site which is used as the manager's office. Next to this there is a covered seating area. There are also 3 garden sheds at the rear of the site. There is a small holly tree located adjacent to the southern site boundary to the side of the main building and a small tree in front of the summer house. There is evidence that mature trees have been removed from the western site boundary. The site is mostly bounded by 1.8 metre high fencing and mature hedging and shrubs planted on the neighbouring properties.

To the south of the site is 15 Milvil Road a two storey dwelling. This is located forward of the application site building. It has a number of 6 metre high trees along the boundary to its rear garden. To the south of this is 13 Milvil Road which has a large single storey building in its rear garden operated as a pre-school. To the north of the site is 1 Nottingham Place this is a two storey dwelling with its main elevations facing west and east. There is a bedroom window located in the southern elevation that looks over the existing single storey accommodation on the application site. This property has a double garage in the south west corner of its garden backing onto the north west corner of the application site. To the rear of the site is the back garden serving 3 Nottingham Place a two storey dwelling with a conservatory on the rear and a single storey garage and car port located along the western side of its garden. The rear elevation of the two storey part to this dwelling is located over 8 metres away from the northern corner of the application site. There is a hedge between 2.2 and 2.5 metres high along its eastern rear garden boundary and some taller shrubs. The south-west corner of the application site backs onto the garden serving 12 King's Road. This property is a bungalow, the roof of which is only just visible from the application site due to the dense boundary planting.

It is proposed to erect two single storey flat roofed extensions to the rear of the existing building to increase the number of residents from 20 to 26. A further full time member of staff would be employed taking the total to 7. The extensions would extend along the northern and southern boundaries of the existing rear garden to the premises, the northern part extending the existing single storey rear element towards and along the western boundary. The northern extension would contain 3 bedrooms each with en-suite WC and a bathroom. It would be approximately 1.6 metres from the western boundary and 2.6 metres high. It would contain a high level window to an internal corridor in the north elevation and a fire exit door and high level window in the west elevation. The bedrooms would overlook the communal courtyard rear garden and have individual access doors to it. The single storey extension along the southern boundary, adjoining the existing main building, would contain 3 bedrooms each with en-suite WC and an extension to the existing residents lounge.

It would be approximately 2.1 to 2.4 metres away from the southern boundary thereby retaining pedestrian access past the building to the rear of the site. This extension would project approximately 11.5 metres beyond the rear of the existing lounge and to its southern side. It would be approximately 2.9 metres high where it adjoins the existing lounge to maintain the existing internal ceiling height and then step down to approximately 2.6 metres over the bedrooms. It would contain a set of patio doors to the lounge and two high level windows to an internal corridor and fire exit door in the south elevation. Again the bedrooms would overlook the communal courtyard rear garden and have individual access doors to it. The extensions are to be constructed in matching painted render under a grey felt covered flat roof. The windows and doors would be white UPVC. The existing summer house and sheds located in the rear garden would be removed and a new patio provided towards the south west corner of the site with soft landscaping around it. The existing car parking and access arrangements at the front of the site will not be affected by the proposal.

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

K8041/7 change of use from residential to rest home for the elderly permitted 13.11.84  
K8041/10 erection of single and two storey side/rear extension to existing rest home permitted 17.07.96

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/BH5

The Local List

R/T11

Access and Parking

R/H8

Accommodation for the elderly

### ***Consultations***

The Gosport Society	no objection
Building Control	Access to the site for Fire Brigade satisfactory. However, the travel distance to the farthest part in the building appears excessive. This can be overcome by fitting a sprinkler system if necessary.
Local Highway Authority	No objection subject to conditions to protect the existing on site car parking provision and cycle parking provision being made for the additional 6 residents.

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

4 letters of objection

Issues raised:-

- development leaves little garden area, but is preferable to a two storey development
- the garden is used for smoking
- noise generated by the existing use
- over development
- loss of trees has occurred on the site and more may need to be removed

- inadequate on site amenity space retained for residents
- there will be mutual overlooking between the rooms
- loss of amenity to neighbouring properties
- concern over fire safety for residents
- increased levels of traffic using access close to a bend

### ***Principal Issues***

1. The site is located within the urban area boundary and the premises is an existing residential care home and consequently the principle of further residential development is acceptable provided that the details accord with the criteria of Policies R/DP1 and R/H8 of the Gosport Borough Local Plan Review. The use as a residential care home has operated for almost 25 years and the introduction of 6 additional residents is unlikely to significantly increase levels of noise. The external amenity area at the rear will be further enclosed by the proposed extensions and the small patio area located in the south west corner of the site will be set within landscape planting, the details of which will be controlled by planning condition. Any additional traffic movements associated with the development will take place at the front of the site thereby not significantly impacting on the amenities of the occupiers of the adjoining properties. The fact that some residents and staff may choose to smoke outside of the building is not an issue for the Local Planning Authority. The site is not located in a Conservation Area and no trees on the site are protected by a Tree Preservation Order therefore the earlier removal of trees did not require consent. The holly tree and small tree located in front of the summer house are of no special merit and therefore the loss of these trees would not have a detrimental impact on the character of the area. Fire Brigade access to the site is satisfactory and fire exits are provided where required with means of escape around the sides of the building. Therefore the main issues in this case are the acceptability of the design of the extensions and their impact on the historic or architectural character of this Local List building and its setting, the amenities of nearby and prospective residents and the provision of car and cycle parking.

2. The extensions continue the flat roof form of the main building and are to be constructed in matching materials and as such are of an acceptable design. Due to the subservient nature and discreet locations of the extensions at the rear of the original building they will not be visible from the road and as such do not harm the special character of the Local List building or its setting. The proposal therefore accords with Policies R/DP1 and R/BH5 of the Gosport Borough Local Plan Review.

3. The development will provide additional accommodation for the elderly within an accessible location. The single storey scale of the flat roofed extensions and their relatively low height set away from the existing boundary treatments and neighbouring landscaping means adjoining properties will not suffer any significant loss of outlook, light or privacy. The new bedrooms will look inward towards a central courtyard with only high level corridor windows looking outwards towards neighbouring properties. The exception to this is the patio doors to the extended lounge on the southern side of the building; these will face towards the boundary with the neighbouring house but are replacing an existing lounge window of similar dimensions on this elevation. The proposal will move the opening approximately 3.7 metres closer to the boundary, which is already enclosed by a 2 metre high brick wall. No discernible loss of privacy for the neighbouring residents will therefore result. The new residents bedrooms will face onto the communal garden and the windows are offset to avoid direct overlooking. The resident's rooms facing this area at present all have net curtains providing privacy should others be using the garden. General guidance provided within Appendix B of the Gosport Borough Local Plan Review suggests 20 square metres of communal amenity space per bedroom for such accommodation. At present there are 17 bedrooms which will increase to a total 23 as a result of the proposal equating to 460 square metres. Not taking into account the existing first floor balcony located at the rear of the building to which 4 bedrooms have direct access at present and the balcony on the front of the building, approximately 230 square metres of communal amenity space will be retained at the rear of the building and within the courtyard. A new footpath is to be provided outside the new ground floor rooms giving direct access to the courtyard. In addition, a new landscaped patio area is to be provided. I am satisfied that this level of provision, given its accessibility and user friendly design is acceptable in this

location and makes adequate provision for the needs of residents. For the above reasons the development will not be detrimental to the amenities of occupiers of adjoining properties or future residents and complies with Policies R/DP1 and R/BH8 of the Gosport Borough Local Plan Review.

4. The existing level of on site car parking provision is considered acceptable to cater for the increased number of residents and their visitors and the additional member of staff. In addition, vehicles will continue to use the existing in and out access arrangements which are considered to be safe and adequate to cater for the small overall increase in traffic movements to and from the site. There is space on the site to be able to provide the necessary 3 short stay cycle hoops to cater for the additional 6 bedrooms proposed and this requirement can be controlled by condition. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

### **RECOMMENDATION: Grant Permission**

#### **Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in this location. The single storey extensions are located in a discreet location and will not harm the special character of the Local List building. The development will provide accommodation for the elderly within an accessible location. There will be no adverse effect on the character and appearance of the area, the amenities of occupiers of adjoining properties or future residents. Adequate provision is made for car and cycle parking. As such the development complies with Policies R/DP1, R/BH5, R/H8 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 building 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. 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 existing areas shown on the approved plan for the parking of vehicles 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.

5. 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 hard surfacing materials, external lighting, a planting plan for the garden and amenity areas and an 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.



6. 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.

7. There shall be no more than 26 residents accommodated within the building at any one time.

Reason - To protect the amenities of adjoining residents, and to comply with Policies R/DP1 and R/H8 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 03.**  
**APPLICATION NUMBER: K4909/3**  
**APPLICANT: London And City Group Of Companies**  
**DATE REGISTERED: 15.09.2009**

**CHANGE OF USE FROM SHOP (CLASS A1) TO TAKEAWAY (CLASS A5) AND  
INSTALLATION OF EXTRACTION SYSTEM (as amplified by plan received 23.10.09)  
188 Nobes Avenue Gosport Hampshire PO13 0HY**

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

The application site is located within a parade of 10 units on the north eastern side of Nobes Avenue which together form the Nobes Avenue Neighbourhood Shopping Centre. The parade comprises commercial units at ground floor level with two storey maisonettes above and is constructed from red brick. Access to the flats is afforded by stairs at the rear of the site. Refuse bins associated with the commercial units are kept within individual lockable stores in the rear yards. The application property has a flat roof single storey rear extension which extends the length of the rear yard.

The ground floor of number 188 is currently vacant having last been used as an off-licence. The remaining units in the parade comprise a fish and chip takeaway, a grocers, two newsagents, a Chinese takeaway, a pharmacy and a hairdressers. The ground floor of number 192 is currently unoccupied. There is a large external extraction flue on the rear elevation of number 194, serving the fish and chip shop. It extends approximately 1 metre above the height of the eaves.

Customer parking is provided in the form of lay-bys to the front and side of the site which provide sufficient space to park 20 cars.

The application is for a change of use from an off licence (Class A1) to a hot food takeaway establishment (Class A5). The proposed opening hours are 9.00am - 11.00pm, Monday - Friday, 9.00am - 12.00am (midnight) on Saturdays and 11.00am - 11.00pm on Sundays and Bank Holidays. It is proposed to install an extraction system which will terminate via an externally mounted metal louvered grille on the rear elevation of the single storey rear extension. The plans show that the extraction duct will include noise attenuation fittings. Refuse is to be stored in a designated bin store area within the rear yard.

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

K4909 installation of new shop front permitted 11.12.64  
K2028/1 alteration to entrances on ground floor to flats over shops permitted 18.04.67  
K7207 extension to stores at rear of shops permitted 19.11.71  
KA1130 display illuminated fascia sign and non-illuminated hanging sign permitted 18.10.82  
KA1130/1 illuminated signs withdrawn 18.06.84  
K4909/1 installation of a new shop front permitted 31.01.89  
K4909/2 erection of single storey rear extension to provide additional ancillary store permitted 20.01.95  
KA1130/2 erection and display of illuminated fascia and projecting box signs permitted 20.01.95

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/S4

Local and Neighbourhood Centres

R/T11

Access and Parking  
R/ENV10  
Noise Pollution  
R/ENV12  
Air Quality

### **Consultations**

Environmental Health (Pollution & Environment)	No objection to the principal of the low level vent on the rear elevation. The ventilation system must be suitable and sufficient for its purpose and incorporate a filtration system. Proposed internal layout impractical for a food business.
Local Highway Authority	no objection
Crime Prevention & Design	update to be provided

### **Response to Public Advertisement**

8 letters of objection;

Issues raised:-

- there are already 2 take-aways in the precinct
- there is no requirement for additional takeaways
- the existing take-aways cause noise disturbance and littering and an additional take-away will exacerbate these problems
- an additional take-away will increase instances of anti social behaviour
- an additional takeaway will be detrimental to local traders and the vitality and viability of the centre
- the proposal will not benefit day time trade
- additional flue will result in increased cooking smells
- the proposal will result in more than 40% of the commercial units within the parade comprising non A1 uses
- grille on rear elevation could be dangerous and a health and safety risk

### **Principal Issues**

1. The main issues in this case are the impact of the proposal on the vitality and viability of the Nobes Avenue Neighbourhood Shopping Centre, the visual amenity of the locality, the amenities of the occupiers of the neighbouring properties and the acceptability of parking and refuse arrangements.

2. The proposed development would result in 42.4% of the retail frontage within the centre comprising non A1 uses. This is slightly higher than the 40% threshold set out in Policy R/S4. However, in terms of the number of units, 6 out of the 10 units would remain in Class A1 use. Moreover, two of the units within the centre are currently vacant and the proposal would bring one of these vacant units back into use, operating 7 days a week during the day and into the evening, generating employment opportunities for residents of the Borough. For the above reasons, on balance, the proposed use is unlikely to individually, or cumulatively with other non A1 uses within the parade, result in a reduction in the vitality or viability of the centre or its ability to serve the needs of local residents. It will not prejudice the retail function of the Neighbourhood Shopping Centre as a local shopping centre and the retention of a window display will ensure the continuity of the shopping frontage is maintained. In light of the above, the proposed change of use is acceptable and complies with Policy R/DP1 and the overall aims and objectives of Policy R/S4 of the Gosport Borough Local Plan Review.

3. The only external alteration to the building is the proposed extraction grille which will be at the rear of the premises and will not detract from the visual amenity of the locality, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. The proposed opening times are similar to the existing takeaway establishment operating at number 184 and the previous off-licence use and the level of comings and goings associated with the proposed takeaway is unlikely to result in significant additional disturbance to the occupiers of the adjoining properties over and above that associated with the previous use. The existing canopy across the shopping frontage will continue to act as a buffer between the commercial units and maisonettes above. To protect the amenities of the occupiers of the neighbouring properties a condition will be attached to control the hours of use of the premises. The Head of Environmental Health has confirmed that the proposed extraction system is acceptable in principle. Details of the method of filtration and the implementation and retention of the extraction system will be controlled by condition. The louvered grille is distant from any windows serving the upper floor residential accommodation and the proposal will therefore preserve the amenities of adjoining occupiers. The premises will continue to be serviced from the rear of the site and the proposal will not therefore compromise the servicing arrangements of any neighbouring commercial establishments. As such, the proposal complies with Policies R/DP1, R/ENV10 and R/ENV12 of the Gosport Borough Local Plan Review.

5. The proposed refuse storage arrangements are adequate to serve the proposed A5 use and given the availability of parking in the immediate vicinity, there will not be a detrimental impact on the transportation characteristics of the locality or highway and pedestrian safety. The proposal therefore complies with Policies R/DP1 and R/T11 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 will not prejudice the retail function of the Neighbourhood Shopping Centre. The proposal will not adversely affect the amenities of nearby residents through noise or smell generation, the visual amenity of the area, or traffic conditions in the locality. As such, the proposal complies with Policies R/DP1, R/S4, R/T11, R/ENV10 and R/ENV12 of the Gosport Borough Local Plan Review.

#### **Subject to the following conditions:-**

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

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

2. A display shall be provided at all times in the windows fronting Nobes Avenue.

Reason - To ensure the continuity of the retail frontage is retained, and to comply with Policies R/DP1 and R/S4 of the Gosport Borough Local Plan Review.

3. Details of the method of ventilation/filtration and subsequent maintenance of the extraction system and the timescale for implementation, shall be submitted to and approved, in writing, by the Local Planning Authority before the use hereby permitted is commenced. The ventilation system shall thereafter be maintained in accordance with the approved details. Reason - To protect the amenities of surrounding properties, and to comply with Policies R/DP1, R/ENV10 and R/ENV12 of the Gosport Borough Local Plan Review.

---

4. The use hereby permitted shall not be open to customers before 9am or after 11pm Monday to Friday, before 9am or after midnight on Saturdays or before 11am or after 11pm on Sundays, Bank Holidays or Public Holidays.

Reason - In order to protect the amenities of the area and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 04.**  
**APPLICATION NUMBER: K3996/5**  
**APPLICANT: Ms Julie Edwards**  
**DATE REGISTERED: 01.07.2009**

**ERECTION OF FIRST FLOOR REAR EXTENSION OVER EXISTING GARAGE TO PROVIDE ADDITIONAL BEDROOMS AS PART OF EXISTING DWELLING (CONSERVATION AREA) (as amended by plans received 16.09.09)**  
**Warren Meade Ellachie Road Gosport Hampshire PO12 2DP**

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

The application site is located on the north side of Crescent Road on the corner of Ellachie Road with Ellachie Mews, within the Anglesey Conservation Area. The site is over 60 metres long and varies in depth between approximately 11 metres to the south and 17 metres along the northern boundary. The property is a two storey detached dwelling with a hipped roof and central chimney stack constructed in the late 1970's. It has white painted rendered elevations under a slate roof and white UPVC windows in the style of sliding sashes. The front door faces Ellachie Road and has a canopy roof over it. The south side elevation has a single storey glazed element which overlooks the main walled courtyard garden area. To the north of the property there is a single storey lobby area that contains the kitchen that links via a conservatory with a utility room. This in turn provides internal access to a double garage which was built at the same time as the house. The garage has a flat roof, with a small pitched section of slate covered roof on the front, west elevation. The front elevation is rendered and contains two garage doors but the north and rear east elevation which form the north east corner boundary to the site are in brickwork. The flat roofed part of the garage is approximately 2.8 metres high on the boundary and contains an obscure glazed window in its rear elevation. The parking and turning area in front of the garage is accessed via a pair of iron gates located in Ellachie Road set within a 2.2 metre high boundary wall. Along the northern boundary in front of the garage there is a mimosa tree and lime tree. The mimosa tree overhangs part of the pitched roof of the garage. The trees are approximately 10 metres high and screen views of the house when travelling south along Ellachie Road.

On the opposite side of Ellachie Road to the front of the property there is tall hedging and trees located along the side of the former Stokes Bay railway line now used as a cycle track. To the south of the site are Crescent Road and the side elevation of a 1970's house located in Bramley Gardens. To the east of the site there is a private footpath that serves Bramley House and the rear gardens of 1 and 2 Ellachie Mews. Numbers 1 and 2 Ellachie Mews are a pair of brick built two storey coach house style properties with a hipped slate roof. The side elevation of 1 Ellachie Mews is located beyond the footpath over 3 metres away from the rear elevation of the application site garage. It has two high level windows at ground floor level in its side elevation serving its integral garage. There are no windows in its first floor side elevation. To the north of the site on the opposite side of Ellachie Mews beyond a 1.8 metre high brick wall is the side elevation of 1 Ellachie Road. This property is one of a pair of three storey houses that steps in and down to two storey and then has a single storey element and conservatory that extend into the rear garden. The three storey part of this house is located between approximately 6.5 and 8.5 metres to the north of the application site. It has 2 windows at first floor level and 2 windows at second floor level facing towards the application site. Two of these are secondary windows to large bedrooms, and the other two serve smaller bedrooms. The two storey part is located between approximately 11 and 13 metres to the north of the application site and front elevation of 1 Ellachie Mews. It contains a door and 2 windows at ground floor level serving the kitchen and breakfast room. At first floor level there is a part obscure glazed bathroom window and window serving the study, a non-habitable room. The conservatory at the rear of the property faces 1 Ellachie Mews.

The proposal is for the erection of a first floor rear extension over the existing garage to provide three additional bedrooms and a bathroom as part of the existing dwelling. A new staircase is to be formed in part of the utility room accessed from the lobby adjoining the kitchen to provide access to

the additional accommodation. The existing lobby and kitchen area will not be built over. This will preserve a physical and visual separation from the main part of the dwelling. The size of the car parking area within the garage will not be reduced as a result of the development. The extension is to have a rendered front elevation above the garage doors to match the elevations to the main building. The other three elevations are to be constructed in matching brickwork to that used in the boundary walls under a pitched roof with hipped sides finished in matching slate. The eaves will be 600mm lower than the main building and the ridge height 1 metre lower and approximately 2.2 metres lower than the chimney stack. There will be two bedroom windows in the front elevation above the garage doors and one in the rear elevation. These are to be of a simple casement style and constructed in matching white UPVC. There will be no windows in the south or north side elevations, however, there will be two recessed blind bricked up windows in the north elevation facing Ellachie Mews.

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

K3996/3 two storey house and double garage permitted 05.09.78

K3996/4 cutting down of lime tree and lopping of mimosa tree no objection raised 21.04.06

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/BH1

Development in Conservation Areas

### ***Consultations***

The Gosport Society

no objection

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

1 letter of objection

Issues raised:-

- loss of light and outlook
- extension by reason of its size, siting and design is un-neighbourly and will have an overbearing effect
- trees within the application site will be affected by the development and one would require pruning

### ***Principal Issues***

1. The mimosa tree will require pruning as a result of the proposal to prevent excessive overhanging of the first floor extension. The tree has been inspected in the past and is poorly located and not worthy of protection by a Tree Preservation Order. However, the applicant does not wish to have the tree removed and the works will assist in maintaining the tree and the character of the area. The lime tree will be unaffected by the proposal. The main issues in this case are therefore whether the design of the extension is acceptable, whether it will preserve or enhance the character and appearance of the Anglesey Conservation Area, and the impact on the amenities of neighbouring properties.

2. The existing garage building is poorly proportioned when viewed from Ellachie Mews with its relatively high flat roof and gabled element. The proposed extension however, set back from Ellachie Road with its lower eaves and ridge height, will match the style and proportion of the existing dwelling. Due to its separation from the existing main building at first floor level and the use of contrasting brick to three of its elevations it will appear as an out-building and subservient in scale. The blind windows in the north elevation add interest to the overall design which is sympathetic to its surroundings and the general character of the area. It will appear as a coach house complementing the existing brick buildings in Ellachie Mews and enhance the character and

appearance of this part of the Anglesey Conservation Area. The materials to be used, detailed design of the windows and depth of the brick recessed panels on the north elevation will be controlled by condition. The proposal therefore complies with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

3. Due to the design of the extension and the relationship to neighbouring properties there will be no loss of privacy to occupiers of neighbouring properties. At present light to and outlook from the side windows of 1 Ellachie Road is restricted by the presence of the mimosa and lime trees situated on the application site and the position of 1 Ellachie Mews relative to the rear elements of the property. The extension will be located on the opposite side of the road and the wall of the extension will be 2.1 metres higher to eaves level than the existing flat roofed garage. The hipped roof form on the extension will slope away from the neighbouring properties thereby lessening its visual impact. Given the distance of the extension relative to the side elevation of 1 Ellachie Road, its orientation and the fact that 1 Ellachie Road is taller than the application property, there will be no significant loss of light or outlook to the occupiers from habitable rooms. As such, the proposal will not be detrimental to the amenities of occupiers of neighbouring properties and therefore complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. As the proposed additional bedrooms will only be linked to the main dwelling at ground floor level and will have a separate staircase serving them the applicant has confirmed a willingness to enter into a planning obligation under Section 106 restricting the use of the first floor rear extension as ancillary accommodation to the existing dwelling house to ensure a separate dwelling is not created.

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. the use of the first floor rear extension as ancillary accommodation to the existing dwelling house

**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. It will enhance the character and appearance of the Conservation Area. As such, the proposal complies with Policies R/DP1 and R/BH1 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 commence. 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. Details of all new windows to be installed in the extension, including horizontal and vertical sections at a scale of 1:5 and elevations at a scale of 1:10 including details of the set back within the reveals and details of the set back of the bricked up windows in the north side elevation, shall be submitted to and approved, in writing, by the Local Planning Authority before works related to



---

that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 05.**  
**APPLICATION NUMBER: K5576/10**  
**APPLICANT: Mr Tony Lawrence**  
**DATE REGISTERED: 18.09.2009**

**ERECTION OF DETACHED DWELLING ON LAND ADJACENT TO FORT COTTAGE  
(CONSERVATION AREA)**

**Fort Cottage Crescent Road Gosport Hampshire PO12 2DN**

***The Site and the proposal***

The application site is located in an existing established residential area, within the urban area boundary on the south side of Crescent Road within the Anglesey Conservation Area. Fort Cottage is located towards the southern end of a large wedge plot, 1,505 square metres in area, approximately 14 metres wide where it adjoins Fort Road, 65 metres deep and 31 metres wide where it adjoins Crescent Road. The existing dwelling was constructed in the 1950's and has its main aspect facing south over Fort Road to Stokes Bay and The Solent. It is constructed in brick with tile hanging to the first floor under a hipped plain clay tiled roof. It has a projecting gabled element over the front door and single storey pitched roof side element that also contains the garage. The property has mature hedge boundaries on its southern, eastern and northern sides with a 1.8 metre high close boarded timber fence on its western side. The garden to the south of the dwelling is laid to lawn and contains a number of mature shrubs and minor trees. The main expanse of the garden between the dwelling and Crescent Road is laid to lawn with a large vegetable and soft fruit garden and a greenhouse to the western side. The driveway extends from the north east corner of the site down its eastern boundary before swinging to the west side of the plot to the dwelling and its single garage and parking area. There are a number of prominent and mature trees located on the site, including an oak and pine tree which have a Tree Preservation Order on them situated at the northern end of the site adjoining Crescent Road. There is a large cherry tree located to the south east of the oak but this has come to the end of its life and is dying. There is also a prunus, a fig tree and chestnut tree on the site.

To the north of the site on the opposite side of Crescent Road beyond their boundary walls and mature hedging there are pairs of three storey semi-detached Regency villas with painted stucco elevations. These Grade II Listed Buildings date from the 1830's as does the adjoining grand curved terrace of Grade II\* Listed Buildings known as The Crescent. The properties located on the southern side of Crescent Road and in Fort Road are much more piecemeal and smaller in scale and of different ages and designs. To the east of the site there is the corner of the heavily landscaped Crescent Gardens and a private road that shares the access to Fort Cottage and provides rear access to properties fronting Fort Road. The extensive rear garden to Delden, accessed from Fort Road, extends along this eastern side boundary to the site. To the west of the site are numbers 63 and 64 Crescent Road. These two storey houses were constructed in the 1960's with brick elevations under concrete tiled gabled roofs running from west to east. Number 63 was recently extended and converted into 3 flats. It is located to the west of Fort Cottage and has a south-north main aspect. Number 64 is set back approximately 7 metres from Crescent Road and has a single storey attached garage with a gabled side elevation located adjacent to the application site boundary fence. The two storey gabled side elevation of this dwelling is located approximately 4.5 metres from the application site boundary and contains an obscure glazed window. This property also has a north-south main aspect. There is a lean to greenhouse on the rear elevation to the garage and a further greenhouse located in the rear garden.

It is proposed to erect a two storey detached dwelling in the north west corner of the existing garden serving Fort Cottage on a plot of approximately 560 square metres. The existing vehicular access will be used to serve the development. The dwelling has been designed to take into account the retention of important trees located on the site. It has a main aspect facing east due to the constraints of the site and this reduces the impact of the building when viewed from the north. The dwelling will have a ground floor area of approximately 90 square metres which will include a

lounge, dining room, kitchen, utility room and cloakroom. It will be approximately 16 metres wide and vary in depth between 4.5 and 8 metres due to the articulation of the design. On the first floor of some 68 square metres are located 3 bedrooms and 2 bathrooms. It is also proposed to have a bedroom with en-suite at basement level with a light well to the west side of the bedroom. There will be an attached double carport located on the north east corner of the dwelling. The main ridge to the dwelling will be lower in terms of height compared to Fort Cottage and no higher than 64 Crescent Road situated to the west. It will be located between 2.7 and 4.6 metres away from the western site boundary. The three first floor windows in the west elevation are to be obscure glazed. The dwelling has been designed in a broadly 'Arts and Craft' style with a 45 degree pitched roof to match that on Fort Cottage with gabled and hipped elements and dropped eaves. The windows are to be different shapes and sizes and include two single storey square bays and the use of a small dormer in the north elevation. It is to be constructed in face brickwork at ground floor level and mainly vertical plain clay tile hanging to the first floor. The roof will again be plain clay tiles with decorative facing brick chimneys and terracotta chimney pots. Windows and doors will be a composite material finished in a mid brown colour externally. Soffits and fascias will be stained timber. The external walls of the carport will be timber weatherboarding over an oak frame with a matching plain clay tiled roof. There will be parking space for 2 cars in the carport with space for a further 2 cars in front on the driveway. Cycle storage provision will be made on site and there will be space within the garden for bin storage. New boundary treatment will be a 1.8 metre high timber fence with a beech hedge planted to its southern and eastern boundaries.

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

K5576 outline application for the use of land for detached dwelling permitted 27.09.66

Tree Preservation Order relating to 1 oak and 1 pine tree confirmed 29.09.92

K5576/3 outline erection of detached dwelling house refused 26.04.93

T/APP/J1725/A/93/227750/P5 subsequent appeal dismissed 21.02.94 the inspector considered the proposal would not preserve or enhance the character and appearance of the conservation area and would be detrimental to the setting of nearby Listed buildings

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP3

Provision of Infrastructure, Services and Facilities

R/BH1

Development in Conservation Areas

R/H4

Housing Densities

R/T4

Off-site Transport Infrastructure

R/DP1

General Standards of Development within the Urban Area

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

### ***Consultations***

The Gosport Society

no objection

Building Control

Access for Fire Brigade satisfactory.

Streetscene (Parks & Horticulture)

The protected trees and the prunus located on the front boundary are not at risk by the proposed development nor are the other trees of any merit situated within the

---

	immediate area.
Streetscene (Waste & Cleansing)	Bin requirements 1x240 litre recycling bin and 1x240 litre domestic bin with collection arrangements as per design and access statement.
Local Highway Authority	A 2x2m visibility splay should be provided to the left of the exit from the site. Car parking provision is adequate and space exists to provide cycle parking to the relevant minimum standards. Transport contributions required.

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

2 letters of support

Issues raised:-

- the new dwelling will fit well into the environment with very little or no impact on surrounding properties
- fully approve of the plans
- the proposed building will fill a void on this side of Crescent Road
- the building is of a refreshing design and an excellent choice for the area

### ***Principal Issues***

1. The application site is located within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria in Policy R/DP1 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the acceptability of the proposed density and design of the dwelling, whether the proposal will preserve or enhance the character and appearance of the Conservation Area, its impact on the setting of the nearby Listed Buildings, the impact on the amenities of nearby and prospective residents and highway safety and the provision for transport infrastructure, car and cycle parking, refuse storage facilities and open space.

2. The proposal would result in a density of 13 dwellings per hectare (dph). Whilst this is below the range of 30 to 50 dph referred to within Policy R/H4 it is a similar density to that of the surrounding development and acceptable in this sensitive location. It will result in the provision of a four bedroom house which will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The proposed form, mass and configuration of the new dwelling would not harm the character of the Conservation Area. The design is to a very high standard reflecting Edwardian Art-Nouveau characteristics. This form of design is compatible with the mix of properties on the south side of Crescent Road and on Fort Road. The mix of materials complements the existing house and significant attempts have been made to diminish the visible impact of the dwelling in the use of materials and built form of the building. In conservation and design terms this development will enhance the character and appearance of the Conservation Area and is acceptable. The orientation and design of the proposal and the set back from Crescent Road and the fact that its north elevation is relatively small and low and will be screened by the mature hedge and retained trees means there will be no harm to the setting of the Listed Buildings to the north. The proposal will not harm the protected trees on the site and looks to retain other trees of merit. Therefore the proposal complies with Policies R/DP1, R/H4 and R/BH1 of the Gosport Borough Local Plan Review.

3. Given the orientation of the site and the relatively low height of the dwelling and its hipped roof form sloping away from the boundary with 64 Crescent Road, the location beyond an existing boundary fence, and separation distance, there will be no significant loss of light. Due to the careful and detailed design of the dwelling relative to neighbouring properties and the use of obscure

glazing and the existing and proposed boundary treatment there will be no loss of privacy or unacceptable overlooking of adjoining gardens. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of adjoining residents.

4. The property will have its own relatively large private fenced garden area which will provide satisfactory amenity space commensurate with the size of the dwelling. In addition sufficient garden areas are to be retained by Fort Cottage. The site contains adequate space to provide storage facilities for refuse.

5. The proposal provides a double carport and parking space for a further 2 cars for the new four bedroom house. The existing parking arrangements for Fort Cottage will not be affected. This provision is considered acceptable for the size of the dwellings having regard to average car ownership within this Ward. Secure long stay cycle provision and short stay visitor cycle parking can be provided on the site to meet minimum requirements. Given the increased use of the access it is appropriate to seek the removal of some of the ivy hedging located on the west side of the site access to provide a 2 metre by 2 metre visibility splay. This can be achieved by condition to ensure the proposal will not be detrimental to highway safety. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

6. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8, and payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review, for the additional unit of accommodation. Without this obligation the proposal is unacceptable.

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.
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 development of one additional dwelling in this existing residential area is appropriate and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The detailed design of the proposed dwelling is to a very high standard and is compatible with the mix of properties on the south side of Crescent Road and acceptable. It will enhance the character and appearance of the Conservation Area and not harm the setting of the Listed Buildings to the north. The proposal will not have a detrimental impact on the amenities of neighbouring residents or prospective occupiers. Adequate provision is made for open space, transport infrastructure, car and cycle parking and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/BH1, R/H4, R/T4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

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

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

2. Details, including samples, of all external facing and roofing materials shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be 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. The development hereby permitted shall not be brought into use until areas for the parking of vehicles shall have been provided and these areas shall be surfaced and subsequently retained and kept available at all times for these purposes in accordance with a detailed scheme to be agreed in writing by the Local Planning Authority.

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

4. Details of surface materials and the method of drainage of the vehicle driveway and hardstand 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 before the development is first occupied.

Reason - In the interests of amenity and to comply with Policies R/DP1 and R/ENV4 of the Gosport Borough Local Plan Review.

5. Before works above slab level are commenced details of a 2 metre x 2 metre visibility splay on the west side of the access with the adjoining highway shall be submitted to, and approved by, the Local Planning Authority. Nothing over 600mm high above the footway shall be contained within the visibility splay. The development shall thereafter be carried out before the development is first occupied in accordance with the approved details and thereafter retained.

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.

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

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

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

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

8. Details of all new boundary treatment shall be submitted to, and approved by, the Local Planning Authority before works related to that part of the development commence. The development shall thereafter be carried out in accordance with the approved details.

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

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

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

**ITEM NUMBER: 06.**  
**APPLICATION NUMBER: K7154/3**  
**APPLICANT: Mr Adam Warringer**  
**DATE REGISTERED: 09.09.2009**

**ALTERATION AND CONVERSION OF EXISTING GARAGE/WORKSHOP TO FORM 2NO.  
2 BEDROOM DWELLINGS**  
**172A Anns Hill Road Gosport Hampshire PO12 3RE**

***The Site and the proposal***

The application site is located within an existing residential area within the urban area boundary on the southern side of Wilmott Lane to the rear of 172a Anns Hill Road. The area is mainly residential except for a large cemetery on the north side of Wilmott Lane and a Council depot further along Wilmott Lane to the west. Immediately to the west of the site there is a terrace of 1960's two storey houses. Number 1 Wilmott Lane has a brick built lean to conservatory with an opaque roof on its side elevation facing the building on the application site. The elevation facing the site contains a door and two windows but there are further windows at each end of the conservatory. There are no windows in its first floor side elevation. To the east of the site are 172 and 172a Anns Hill Road a former Victorian public house converted into residential use in the 1960's. Planning consent exists to convert the eastern part of 172a Anns Hill Road into two flats and works have commenced on the development. Various types of housing exist in the immediate area including Victorian terraced houses and blocks of flats.

The site is L shaped with a 16 metre frontage to Wilmott Lane and a maximum depth of 15 metres. On it are 2 linked buildings, one at the front with a small enclosed courtyard in the south eastern corner, and one set back into the deepest part of the site with car parking in front. There is a low blockwork wall along the western site boundary to this parking area. These buildings were formerly used as a furniture/upholstery workshop. They are part rendered with some areas to the rear being untreated blockwork under a mixture of flat and part tiled roofs. There are two high level windows in the rear elevation to the western building. The front elevation contains a door and a sealed garage door with the set back building containing a large window and roller shutter door. At the rear of the site there is a pedestrian alleyway serving houses on Anns Hill Road.

The proposal is to convert and alter the buildings to form 2 two bedroom dwellings. The building footprint is not to be extended but the existing openings are to be blocked up. There will be a new door and three windows in the front elevation of the eastern dwelling located along the back edge of the pavement. There will also be two sets of double doors providing access to the rear courtyard from bedroom 1 and the living area. There will be a small obscure glazed window in the west elevation serving the kitchen. There will be a new door and two windows in the recessed front elevation to the western dwelling with a bedroom window and window and door from the living area to a newly created courtyard located at the rear of the site. The height of the existing roof to this western dwelling will be raised from 3.2 metres to 5.1 metres so that the second bedroom with WC can be accommodated in the roof space. There will be one roof light in the north facing roof slope and two roof lights in the south facing roof slope. The external walls and boundary walls are to be rendered and painted to match the adjoining two storey property. The gabled roof will be constructed in matching interlocking concrete tiles. The open area to the front of the building is to contain two 5.5 metres deep car parking spaces along with visitor cycle stands and bin storage. In addition, secure long stay cycle storage is shown to be built into the units. There will be a new 1200mm high brick wall to the frontage western side boundary reducing down in height to 600mm 2.4 metres back from the pavement.

***Relevant Planning History***

K4006 alterations to form 2 dwellings permitted 30.01.62  
K4006/1 conversion of existing dwelling to form 2 flats permitted 27.10.04

K7154/1 retention of use of premises as upholstery workshop and construction of two story extension and garage permitted 23.02.84

K7154/2 alterations and conversion of existing garage/workshop to form 2no. 2 bedroom dwellings. The Regulatory Board resolved to grant permission for the development on the 09.09.08 however the necessary Section 106 Agreement was not completed and the proposal was refused on the 12.09.08

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/H4

Housing Densities

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

### ***Consultations***

Building Control	Access for Fire Brigade satisfactory.
Streetscene (Waste & Cleansing)	Bin requirements for each property 1x240 litre domestic bin and 1x240 litre recycling bin. Adequate storage space shown.
Local Highway Authority	Subject to conditions and transport contributions no objection.

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

2 letters of objection

Issues raised:

- no objection in principle to convert the buildings into two dwellings
- concerned at increased height of the building and loss of light onto conservatory first thing in the morning
- the design of the development may curtail plans for a two storey side extension to replace the conservatory at 1 Wilmott Lane
- parking problems in the area
- drainage connections
- loss of light
- inadequate amenity space

### ***Principal Issues***

1. The application site is located within the Urban Area Boundary and the existing commercial use is not located in an area allocated for employment use and consequently the principle of residential development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. In addition a similar proposal, reference K7154/2, submitted by the same applicant in 2008 was considered to be acceptable in principle. Matters relating to specific drainage connections are not a material planning consideration but an issue that will be dealt with under the Building Regulations. Should a future proposal be submitted by the



owner of 1 Wilmott Lane for a side extension this would have to be considered in the light of relevant material planning considerations at the time. Therefore the main issues in this case are the acceptability of the proposed density within such an area, whether the proposal will be acceptable within the overall street scene and improve the character of the area, the impact on the amenities of nearby and prospective residents and the provision of transport infrastructure, car and cycle parking, refuse storage facilities and open space.

2. The site is located within 50 metres of a bus stop in Anns Hill Road providing an average of 6 buses per hour to Gosport and Fareham and there are Neighbourhood Shopping Centres within easy walking distance at either end of Anns Hill Road. The density of approximately 100 dwellings per hectare is therefore considered acceptable in this accessible location. This density was also regarded as acceptable when the previous application, reference K7154/2, was considered. There are also a number of other high density developments in the immediate area. The conversion and refurbishment of the buildings will improve the appearance of the overall street scene in what is a mainly residential area and provide small dwellings in a location where higher densities are acceptable. The footprint of the buildings is not to be extended and as such the conversion and design alterations with a more traditional roof to a domestic form will improve the appearance of the area. Therefore the proposal complies with Policies R/DP1 and R/H4 of the Gosport Borough Local Plan Review.

3. The location of these single storey buildings within the plot will be unchanged. Given the orientation of the site the addition of the gabled roof alteration now proposed compared to the previously considered scheme is relatively small in scale and height and will only affect part of the conservatory at 1 Wilmott Lane early in the morning. As such, there will not be a significant loss of light to neighbouring properties. The roof lights will face north towards the cemetery and south over the ends of gardens to properties fronting Anns Hill Road, as do other windows in the surrounding properties, and as such, there will be no direct loss of privacy. There will be no windows on the extreme south and west elevations therefore there will be no loss of privacy to neighbouring occupiers. A condition is proposed preventing the installation of additional windows in the south and west elevations to the dwellings to ensure the continued protection of the amenities of adjoining residents. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of adjoining residents.

4. The hard landscaped walled courtyards at the rear of the development will provide limited on-site amenity space for residents. The site provides adequate storage facilities for refuse to the relevant capacity standards with collection from the existing dropped kerb to Wilmott Lane.

5. Census evidence shows that Privett Ward has an average of 1.12 cars per household but in this particular location given this is a conversion to existing commercial premises the level of 1 car parking space per unit is considered acceptable. This level of parking was also proposed and considered acceptable for the earlier scheme. In addition, nearby parking for visitors is available on street just to the north of Wilmott Lane in Anns Hill Road adjacent to the cemetery. Adequate space and facilities are to be provided within the site to ensure secure long stay cycle provision and short stay visitor cycle parking provision meets minimum standards. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

6. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8, and payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review, for the 2 units of accommodation. Without this obligation the proposal is unacceptable.

#### **RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.
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 development of two dwellings in this existing residential area is appropriate and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The minor external alterations to the building are acceptable within the overall street scene and will improve the appearance of the area and the use will not have a detrimental impact on the amenities of neighbouring residents or prospective occupiers. Adequate provision is made for open space, transport infrastructure, car and cycle parking and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/H4, R/T4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

### **Subject to the following conditions:-**

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

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

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

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

3. 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.

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

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no additional windows shall be constructed in the south and west elevations of the dwellings hereby permitted, without the prior consent in writing of the Local Planning Authority.

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

**ITEM NUMBER: 07.**  
**APPLICATION NUMBER: K12345/75**  
**APPLICANT: Glenmore Commercial Estates**  
**DATE REGISTERED: 26.08.2009**

**ERECTION OF TWO STOREY INDUSTRIAL UNIT (CLASS B2 AND B8) WITH ASSOCIATED PARKING AND ACCESS (Amended Scheme to K.12345/73)**  
**Plot 2b Regent Trade Park Barwell Lane Gosport PO13 0FZ**

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

The application site comprises a small area of land measuring approximately 80 metres x 40 metres within the larger site formerly occupied by Cyanamid. The site is on the southern side of Lederle Lane adjacent to the roundabout with Barwell Lane. Lederle Lane provides the main access road to the site from the A32 (Fareham Road) where there is a traffic light controlled junction. The site is relatively flat but slopes down at its northern edge towards Lederle Lane. The road surface is therefore approximately 2 metres lower than at the centre of the site. The land was formerly used for car parking but also included small scale fermentation plant. A disused oil tank stands in the south eastern corner of the site. Access to this piece of land is currently via an existing dropped kerb on Lederle Lane.

To the north of the site on the opposite side of Lederle Lane is the unit occupied by Seldon Masts which comprises a silver grey industrial building with a large open storage area adjacent to the road frontage. Immediately to the east of this site is a large area of land occupied by Sentry Self Storage, currently used for the storage of large containers. The unit to the north west of Seldon Masts is occupied by Wyeth, beyond which is Fareham Creek, part of the upper reaches of Portsmouth Harbour. The unit immediately to the east is currently vacant, having recently had planning permission refused for the erection of a plant for the production and supply of ready mixed concrete. Adjacent to the southern boundary of the site and separated by security fencing, is the staff car parking area for Tyco Health Care, a large factory unit that extends south towards Fareham Road.

Planning permission was granted under application K.12345/73 for the erection of a single industrial building on the site with a total floor area of 1521 square metres to be used under Use Classes B2 (General Industry) and B8 (Storage and Distribution). 50% of the floorspace is to be used for purposes falling within Use Class B2 with the remaining 50% used for storage and distribution under Use Class B8. A mezzanine equivalent to 20% of the floor area is to be provided for office and storage space.

The approved building measures 34.6 metres in length and 35.7 metres in width and is to be constructed from a combination of buff brick and cladding. A large roller shutter door in the western elevation will provide the principal entrance and there will be roof lights in both the eastern and western elevations.

The approved drawings show a total of 26 car parking spaces, including 4 disabled drivers' bays, with space also allocated for motor cycle and bicycle parking and refuse storage. Under the approved scheme two new vehicular entrances into the site are to be created, one from Lederle Lane and one from Barwell Lane. Soft landscaping is to be provided around the perimeter of the site and adjacent to the north west corner of the building.

This proposal is to increase the overall height of the building from 8.1 metres to 10.2 metres. All other aspects of the proposal remain unchanged.

As for the previously approved scheme, the application is supported by a Transport Assessment, a desk top study and site investigation report.

The end user of the site remains unknown. However, the design and access statement reconfirms that the building would be in use from 0700 -1900 on Monday - Friday and 0700 - 1400 on Saturdays.

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

The industrial site at Lederle Lane was previously occupied by Cyanamid for a variety of manufacturing and office uses. In 2004 K.12345/68 was granted for a mix of B1, B2 and B8 uses. Subsequently, there have been a number of applications for industrial buildings throughout the site.

K.12345/73 erection of two storey industrial unit (Class B2 & B8) with associated parking and access permitted 16.06.09

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/EMP1

Allocation of Land for Employment

R/EMP3

Protection of Existing Employment Sites from Inappropriate Development

R/EMP7

Low Employment Generating Uses

R/ENV2

River and Groundwater Protection

R/ENV4

Treatment of Foul Sewage and Disposal of Surface Water

R/ENV5

Contaminated Land

R/ENV14

Energy Conservation

R/ENV15

Renewable Energy

R/OS11

Protection of Areas of National Nature Conservation Importance

R/OS12

Locally Designated Areas of Nature Conservation Importance

R/OS13

Protection of Habitats Supporting Protected Species

R/T2

New Development

R/T3

Internal Layout of Sites

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/CH1

Development within the Coastal Zone

R/DP3

Provision of Infrastructure, Services and Facilities

### ***Consultations***

Defence Estates no objection

Natural England No objection. The proposal is unlikely to

	have a significant effect on the SPA/ Ramsar site.
Environment Agency (Hants & IOW)	No objection subject to conditions.
Southern Water	no objection
Building Control	No objection. Access for fire brigade is acceptable.
Economic Prosperity	Support. The proposal offers the potential to create between 10-25 employment opportunities. There is unlikely to be a conflict with adjacent uses and the proposal brings into use existing Brownfield land in an area allocated for employment.
Environmental Health (Pollution & Environment)	No objection. It would seem that the only thing found on the site by the supplementary works was some severely degraded asbestos board and the report details that there will need to be measures in place to deal with any more that may be found during construction. This is a sensible precaution. There will not be a significant risk to human health.
Local Highway Authority	No objection. Signs should be erected at the exits of the site to warn drivers that access to the A32 is via Lederle Lane only.

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

nil

### ***Principal Issues***

1. The proposed development is located within the Urban Area Boundary on a site that is within an existing industrial land allocation on the Local Plan Review Proposals Map. Permission was granted for the subdivision of the site into multiple units for B1, B2 and B8 uses in 2004. Planning permission has already been granted for the erection of an industrial building at this site under application K.12345/73. The only issue for consideration is therefore whether the increased height of the building is acceptable in design terms.
2. The proposed building will be similar to many others within Regents Trade Park and the functional design is appropriate to the industrial location. It will be sited a significant distance from Fareham Creek and in light of the comparable built form, will not be detrimental to the character and appearance of this important coastal location. The minimal increase to the overall height is therefore acceptable and complies with Policy R/DP1 of the Gosport Borough Local Plan Review.
3. All of the conditions attached to planning permission K.12345/73 will be attached to the current proposal to ensure the development does not have a detrimental impact on the water environment, the nearby SPA/Ramsar site or the SSSI in accordance with Policies R/ENV2, R/ENV4, R/OS11, R/OS12 and R/OS13 of the Local Plan Review. Conditions are also attached to control the implementation of the proposed parking and access arrangement and to secure the submission of details relating to external facing and roofing materials, landscaping, traffic signage, bicycle parking and refuse storage.

4. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards transport and highway improvements, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the 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 proposed development is acceptable in this location. It will provide additional employment opportunities and will not have an adverse impact on nature conservation interests, controlled waters, biodiversity, the character and appearance of the area or highway and pedestrian safety. Appropriate facilities are available for vehicular and bicycle parking and refuse storage and provision is made for highway and infrastructure improvements. The proposal therefore complies with Policies R/DP1, R/DP3, R/EMP1, R/EMP3, R/EMP7, R/CH1, R/T2, R/T3, R/T4, R/T11, R/OS11, R/OS12, R/OS13, R/ENV2, R/ENV4, R/ENV5, R/ENV14 and R/ENV15 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

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

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

2. The development, hereby approved, shall not commence until details of the surface water drainage have been submitted to and approved, in writing by the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and hardstanding to be passed through trapped gullies with an overall capacity compatible with the site being drained. Reason - To prevent pollution as the site is in close proximity to Portsmouth Harbour, a designated Controlled Water, SPA/Ramsar Site and SSSI, as well as being important shellfish water, and to comply with Policies R/OS11, R/OS12, R/OS13, R/ENV2 and R/ENV4 of the Gosport Borough Local Plan Review.

3. If during development contamination not previously identified is found to be present at the site then no further development shall be carried out without the prior agreement, in writing, of the Local Planning Authority, until the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the desk top study and site investigation. This addendum must detail how this unsuspected contamination shall be dealt with.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future users of the site in compliance with Policies R/ENV2, R/ENV4, R/ENV5, R/OS11 and R/OS13 of the Gosport Borough Local Plan Review.

4. 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 the buildings is commenced.

Reason - To avoid disturbance to over wintering migratory waterfowl along the Portsmouth Harbour SPA/SSSI and to comply with Policies R/OS11, R/OS12 and R/OS13 of the Gosport Borough Local Plan Review.

5. Details, including samples, of all external facing and roofing materials shall be submitted to and approved, in writing, 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.

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

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

7. Before the development hereby permitted is first brought into use facilities for the storage and removal of refuse from the site shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved, in writing by the Local Planning Authority.

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

8. No development above slab level shall take place until full details of a landscaping scheme including the size/densities of tree/shrubs, the phasing of timing of planting, and provision for its maintenance during the first five years from the date of planting, together with the materials to be used for the areas of hard surfacing, shall be submitted to and approved, in writing by the Local Planning Authority.

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

9. The landscaping scheme approved in accordance with Condition 8 above shall be completed within six months from the commencement of the use of the permitted building, 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 interest of amenity and the appearance of the locality, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

10. Before the development hereby permitted is first brought into use, details of the traffic signage to be provided at the exits of the site warning drivers that access to the A32 is via Lederle Lane only shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved, in writing, by the Local Planning Authority.

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

11. The development hereby permitted shall not be brought into use until the access and egress points and 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 access, car parking, loading and unloading facilities are provided and retained, and to comply with Policies R/T2 and R/T11 of the Gosport Borough Local Plan Review.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no accesses or egresses other than those shown on the approved plan shall be formed to the site.

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

13. No building materials shall be permitted to remain on site within 14 days of completion of the principal construction works.

---

Reason - To prevent pollution of the water environment in compliance with Policies R/ENV2, R/ENV4, R/ENV5, R/OS11, R/OS12 and R/OS13 of the Gosport Borough Local Plan Review.

14. No goods, plant or material shall be deposited or stored in the open or displayed for sale in the open without the prior consent in writing of the Local Planning Authority.

Reason - In order to protect the amenities of the area, and to comply with Policies R/DP1, R/EMP5 and R/EMP6 of the Gosport Borough Local Plan Review.



**ITEM NUMBER: 08.**  
**APPLICATION NUMBER: K6640/3**  
**APPLICANT: Mr Peter Wright**  
**DATE REGISTERED: 18.09.2009**

**ERECTION OF DETACHED 2 BEDROOM DWELLING**  
**97 Fareham Road Gosport Hampshire PO13 0XN**

***The Site and the proposal***

The application site is located within the urban area boundary on the western side of Fareham Road opposite GCS Steels factory. The site is approximately 57 metres deep and varies in width from 13 metres at the front to 9 metres at the rear. At the rear of the site there is a rear service road which also serves properties fronting Wavell Road. This side of Fareham Road is mainly residential and is characterised by pairs of semi-detached houses set back from the road beyond a grass verge.

Number 97 Fareham Road is a semi-detached 3 bedroom house with a hipped roof. It has a two storey square bay window on the front elevation and a 1.5 metre deep flat roofed single storey extension on the rear. There is a landing and kitchen window located in its north side elevation. It is constructed in brick at ground floor level with pebble dash render to the first floor under a hipped slate roof. To the north and at the side of the house is a large detached flat roofed garage approximately 4.5 metres wide and 6.5 metres deep. At the front of the site there is a wide drop kerb serving the property and number 99 Fareham Road located to the north. The front garden area is a block paved parking and turning area covering the full width of the site to a depth of 11 metres. The front garden is bounded by 1.8 metre high fencing which also extends along the full length of the northern site boundary. At the rear of the property there is a 1.5 metre high fence along the boundary with the adjoined house. Also at the rear there is a flat roofed block of 3 garages constructed in blockwork and render. The back garden is laid mainly to lawn and contains a large fir tree.

To the north of the site is 99 Fareham Road a semi-detached house with a gabled roof. It has a single storey extension on the rear. This property is positioned approximately 8 metres forward of number 97 and 2.5 metres to the north of the 1.8 metre high dividing boundary fence. It has a landing window, kitchen door and kitchen window in its south facing side elevation. Just to the rear of the property there is a garage located on the boundary with the application site accessed from the shared drop kerb and driveway passing along the side of the house. This property also has a further garage at the rear of the site accessed from the rear service road.

It is proposed to demolish the large garage located at the side of 97 Fareham Road and erect a two storey detached 2 bedroom dwelling. The front elevation of the property will be level with number 97 with a single storey lean to porch to the same depth as the existing bay window. The two storey element will be approximately 7.7 metres deep with a further 1.7 metre deep full width single storey lean to element at the rear. There are to be no windows in the side elevations of the property. The dwelling will be located 900mm to the south of the boundary with number 99 and have a gate adjacent to the porch to provide access to the rear garden. The dwelling will also be positioned 900mm to the north of number 97 which will also have a pedestrian gate to maintain access to its retained rear garden. The dwelling is to be constructed in red stock brick to match that at number 97 under a grey interlocking concrete tiled hipped roof. The windows, doors, fascias, soffits and rainwater goods are all to be in white UPVC. The rear garden is to be divided from the south west corner of the new dwelling to its western end by a new matching boundary fence. It will be over 4 metres wide and approximately 27 metres long. The northern most of the 3 garages located at the end of the garden will be for the use of the occupiers of the new dwelling. The other two garages will be retained for use by the existing occupiers of 97 Fareham Road. At the front of the properties 900mm brick walls are to be built to provide divided small front garden areas for the existing and proposed dwellings. In front of this the existing parking and turning area is to be retained with each of the properties having one parking space. Whilst not detailed in the application submission there

is adequate space within the site to make appropriate provision for cycle storage facilities. Bins will be stored at the rear of the properties with side pedestrian access being provided to enable them to be brought out on collection days.

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

K6640 block of 3 garages permitted 28.08.69

K6640/1 erection of single storey rear extension permitted 01.11.89

K6640/2 widening of existing vehicular access permitted 05.11.92

### ***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/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/ENV9

Safeguarded Areas

R/OS8

Recreational Space for New Residential Developments

### ***Consultations***

Defence Estates	No safeguarding objections to this proposal.
Building Control	Access for Fire Brigade satisfactory.
Streetscene (Waste & Cleansing)	Bin requirements are 1x240 litre recycling bin and 1x240 litre domestic bin to be placed out adjacent to highway to facilitate collection.
Local Highway Authority	No objection subject to conditions relating to the provision of cycle parking facilities to the relevant standards, the provision and retention of a turning area for vehicles. Transport contributions required for the 2 bedroom dwelling.

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

nil

### ***Principal Issues***

1. The application site is within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria of Policy R/DP1 of the Gosport Borough Local Plan Review. The Ministry of Defence has no safeguarding objections to this proposal and as such the development complies with Policy R/ENV9 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the acceptability of the proposed density, whether the proposal will be acceptable within the overall street scene and

the character of the area, the impact on the amenities of adjacent and prospective residents and highway safety and the provision for transport infrastructure, car and cycle parking, refuse storage facilities and open space.

2. The existing development has a density of 16 dwellings per hectare (dph) which is below the range of 30 to 50 dph set out within Policy R/H4. The proposal will increase the density to 32 dph which accords with Policy R/H4 and would be in keeping with the surrounding residential area. It will result in the provision of a two bedroom house which will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. There is an existing building in this location and the dwelling has been designed to harmonise with the existing dwelling on the site. Given the staggered line of properties along this part of Fareham Road and the set back of the property relative to the road and 99 Fareham Road the siting and design of the dwelling is acceptable within the overall street scene. Therefore the proposal complies with Policies R/DP1 and R/H4 of the Gosport Borough Local Plan Review.

3. Given the orientation of the site and the relatively low height of the dwelling and its hipped roof form sloping away from the boundary with 99 Fareham Road, and its location relative to the existing boundary fence and garage, and resulting separation distances, there will be no significant loss of light. There will also be no loss of light to 97 Fareham Road due to the depth of the new dwelling and the fact that it will be positioned immediately to the north of the existing property. Furthermore, due to the separation distance of over 50 metres from the rear of the proposed dwelling to the properties located in Wavell Road there will be no impact on the occupiers of those properties. Due to the design of the dwelling and the existing and proposed boundary treatment there will be no loss of privacy or unacceptable overlooking of adjoining gardens. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. The property will have its own private fenced garden area at the rear and space at the front which will provide satisfactory amenity space commensurate with the size of the dwelling. The site contains adequate space to provide storage facilities for refuse.

5. The proposal provides a garage and parking space for the new two bedroom house and two garages and a parking space for the existing three bedroom house. This provision is considered acceptable for the size of the dwellings having regard to average car ownership within this Ward. Secure long stay cycle provision and short stay visitor cycle parking can be provided on the site to meet minimum requirements. The parking and turning area is satisfactory and will enable cars to enter and leave the site in a forward gear which is considered essential on this classified road. The proposal will not be detrimental to highway safety and complies with Policy R/T11 of the Gosport Borough Local Plan Review.

6. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8, and payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review, for the additional unit of accommodation. Without this obligation the proposal is unacceptable.

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.
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 development of one additional dwelling in this existing residential area is appropriate and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The detailed design of the proposed dwelling within the overall street scene is appropriate and acceptable. The proposal will not have a detrimental impact on the amenities of neighbouring residents or prospective occupiers. Adequate provision is made for open space, transport infrastructure, car and cycle parking and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/H4, R/T4, R/T11, R/ENV9 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 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. 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 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.

4. The turning area hereby approved shall be provided before the development is first occupied and thereafter shall be retained for that purpose at all times.

Reason - In the interests of highway safety by ensuring vehicles can enter and leave the highway in a forward gear, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

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

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

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

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

7. Details of all new boundary treatment shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The approved scheme of boundary treatment shall be carried out before the dwelling is first brought into use and retained thereafter.

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