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11 May 2009

S U M M O N S

MEETING: Regulatory Board
DATE: 19 May 2009
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Catherine McDonald

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

To be appointed at the Adjourned Annual Council Meeting on 14 May 2009

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.

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 MEETINGS OF THE BOARD HELD ON 21 APRIL [copy attached] AND 14 MAY 2009 [to follow]

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, 15 May 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, 15 May 2009).

6. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 – 18/1)*

PART II
Contact Officer:
Pat Aird
Ext 5328

7. ANY OTHER ITEMS

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

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

19th May 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	K17673	56-62 (Even Nos) & 73-85 (Odd Nos) Northway Gosport Hampshire PO13 0XF	Grant Permission
02.	5	K17674	48 -54 (Even Nos) Northway Gosport Hampshire PO13 0XF	Grant Permission
03.	7	K17675	38 - 44 (Even Nos) Northway Gosport Hampshire PO13 0XF	Grant Permission
04.	9	K17676	20-26 (Even Nos) & 39-51(Odd Nos) Northway Gosport Hampshire PO13 0XF	Grant Permission
05.	11	K17677	3 -25 (Odd Nos) Northway Gosport Hampshire PO13 0XE	Grant Permission
06.	13	K17683	Unit 1 83 - 93 High Street Lee-On-The-Solent Hampshire PO13 9BU	Grant Permission
07.	15	K10187/1	59 Hanbidge Crescent Gosport Hampshire PO13 0YD	Grant Permission
08.	17	K17686	Land Adjacent To 66 And 68 Crescent Road Gosport Hampshire	Refuse

ITEM NUMBER: 01.
APPLICATION NUMBER: K17673
APPLICANT: Gosport Borough Council
DATE REGISTERED: 30.03.2009

**REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED
RENDER SYSTEM**
56-62 (Even Nos) & 73-85 (Odd Nos) Northway Gosport Hampshire PO13 0XF

The Site and the proposal

The application site is located within the Urban Area Boundary on a residential estate built during the 1960's, situated to the west of Prideaux-Brune Avenue and backing onto Bridgemary Road. The building comprises an L shaped linked two storey block containing 10 flats and a house with pedestrian walkways through it linking with Birch Drive to the north and Bridgemary Road to the west. It is constructed in yellow/orange brickwork with pebble dash rendered areas at ground floor level and white horizontal cladding and green tile hanging at first floor level under a grey concrete tiled roof. The building overlooks a paved and soft landscaped area.

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

Relevant Planning History

nil

Relevant Policies

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

Consultations

nil

Response to Public Advertisement

nil

Principal Issues

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

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed will improve the appearance of the buildings and the visual amenities of the locality and reduce energy use. As such, the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

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

ITEM NUMBER: 02.
APPLICATION NUMBER: K17674
APPLICANT: Gosport Borough Council
DATE REGISTERED: 30.03.2009

REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED RENDER SYSTEM
48 -54 (Even Nos) Northway Gosport Hampshire PO13 0XF

The Site and the proposal

The application site is located within the Urban Area Boundary on a residential estate built during the 1960's, situated to the west of Prideaux-Brune Avenue and to the east of Bridgemary Road. The building comprises a linked two storey block containing 4 flats overlooking a landscaped area located on a corner and attached to a house then a similar flatted arrangement and further terrace of 5 houses of matching design. The building is constructed in brown brick with pebble dash rendered areas below the ground floor windows and white horizontal cladding at first floor level under a grey concrete tiled roof with a flat roofed linked entrance area.

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

Relevant Planning History

nil

Relevant Policies

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

Consultations

nil

Response to Public Advertisement

nil

Principal Issues

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

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed will improve the appearance of the buildings and the visual amenities of the locality and reduce energy use. As such, the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

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

ITEM NUMBER: 03.
APPLICATION NUMBER: K17675
APPLICANT: Gosport Borough Council
DATE REGISTERED: 30.03.2009

REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED RENDER SYSTEM
38 - 44 (Even Nos) Northway Gosport Hampshire PO13 0XF

The Site and the proposal

The application site is located within the Urban Area Boundary on a residential estate built during the 1960's, situated to the west of Prideaux-Brune Avenue. The building has been constructed from a brown brick with pebble dash rendering, white UPVC cladding, brown tile hanging and a concrete tiled pitched roof. It contains a total of 4 flats.

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

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/ENV14

Energy Conservation

Consultations

nil

Response to Public Advertisement

nil

Principal Issues

1. The main issues in this case are the acceptability of the design of the alterations and the impact they will have on the visual amenities of the area and the conservation of energy.

2. Given the age of the buildings and their weathered appearance, the proposed works will significantly improve the appearance of the buildings and the visual amenities of the locality, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review. The improvement in thermal efficiency will result in a reduction in energy consumption in compliance with the aims and objectives of Policy R/ENV14 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed will improve the appearance of the buildings and the visual amenities of the locality and reduce energy use. As such, the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

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

ITEM NUMBER: 04.
APPLICATION NUMBER: K17676
APPLICANT: Gosport Borough Council
DATE REGISTERED: 30.03.2009

REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED RENDER SYSTEM
20-26 (Even Nos) & 39-51(Odd Nos) Northway Gosport Hampshire PO13 0XF

The Site and the proposal

The application site is located within the Urban Area Boundary on a residential estate built during the 1960's, situated to the west of Prideaux-Brune Avenue. The building has been constructed from a buff brick with pebble dash rendering, white UPVC cladding, brown tile hanging and a concrete tiled pitched roof. It contains a total of 11 flats which overlook a lawned area and pedestrian walkway.

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

Relevant Planning History

nil

Relevant Policies

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

Consultations

nil

Response to Public Advertisement

nil

Principal Issues

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

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed will improve the appearance of the buildings and the visual amenities of the locality and reduce energy use. As such, the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

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

ITEM NUMBER: 05.
APPLICATION NUMBER: K17677
APPLICANT: Gosport Borough Council
DATE REGISTERED: 30.03.2009

REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED RENDER SYSTEM
3 -25 (Odd Nos) Northway Gosport Hampshire PO13 0XE

The Site and the proposal

The application site is located within the Urban Area Boundary on a residential estate built during the 1960's, situated to the west of Prideaux-Brune Avenue. The building has been constructed from a buff brick with pebble dash rendering, timber boarding and brown tile hanging and a concrete tiled pitched roof. It contains a total of 11 flats, overlooking a paved court yard and lawn.

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

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/ENV14

Energy Conservation

Consultations

nil

Response to Public Advertisement

nil

Principal Issues

1. The main issues in this case are the acceptability of the design of the alterations and the impact they will have on the visual amenities of the area and the conservation of energy.

2. Given the age of the buildings and their weathered appearance, the proposed works will significantly improve the appearance of the buildings and the visual amenities of the locality, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review. The improvement in thermal efficiency will result in a reduction in energy consumption in compliance with the aims and objectives of Policy R/ENV14 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed will improve the appearance of the buildings and the visual amenities of the locality and reduce energy use. As such, the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

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

ITEM NUMBER: 06.
APPLICATION NUMBER: K17683
APPLICANT: Mr A Kahraman
DATE REGISTERED: 14.04.2009

CHANGE OF USE FROM RETAIL SHOP (USE CLASS A1) TO COFFEE SHOP (USE CLASS A3)

Unit 1 83 - 93 High Street Lee-On-The-Solent Hampshire PO13 9BU

The Site and the proposal

The application site is located within the Lee-on-the-Solent District Shopping Centre on the south western side of the High Street. The site is occupied by a 4 storey building that has recently been constructed under planning approval K.16850/1. The building comprises 3 retail shops on the ground floor with 7 one bedroom and 7 two bedroom flats occupying the first, second and third floors. The principal access to the shops and flats is from the High Street. However, secondary access is available from the service area at the rear of the site.

The three shops have been allocated a total of six parking spaces at the rear of the building, accessed via a rear service road. Refuse storage and cycle parking facilities have also been provided. The original permission did not provide details of the proposed shopfronts as it was considered that this would depend on the individual requirements of future occupants. The High Street frontages are therefore currently boarded up awaiting occupation.

The applicant proposes to change the use of Unit 1 from a retail shop (Use Class A1) to a coffee shop, operating under Use Class A3. The coffee shop would be open from 8am-8pm Monday-Saturday and 10am-4pm on Sundays. Refuse will be stored in the existing facilities provided at the rear of the site. No internal or external alterations are proposed.

Relevant Planning History

K16850 erection of 3 storey block of 4 ground floor retail shops and 14 residential flats permitted 14.04.05

K16580/1 erection of 4 storey block comprising 3 ground floor retail shops and 14 residential flats (including land to the rear of 75-81 High Street) permitted 10.11.06

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/S3

Principal & District Shopping Centres

R/T11

Access and Parking

Consultations

Environmental Health (Commercial) to be updated

Response to Public Advertisement

nil

Principal Issues

1. The main issues in this case are the acceptability of the proposed A3 use within the Lee-on-the-Solent District Centre, the adequacy of existing parking and refuse arrangements and the impact of the proposal on the amenities and servicing arrangements of adjoining occupiers.
2. Policy R/S3 of the Gosport Borough Local Plan Review permits all Class A uses provided that not more than 33% of the commercial establishments within the District Centre comprise uses falling outside of Classes A1 and A2. The proposal will not result in this threshold being exceeded and would not be harmful therefore to the retail function of the District Centre. Moreover, the change of use would bring a currently vacant unit into use, thereby enhancing the vitality and viability of the District Shopping Centre. The existing servicing arrangements will remain unchanged and there will be no impact therefore on the every day operations of adjoining uses.
3. The site is located in a highly accessible location with bus stops and public car parks close by. Six car parking spaces were provided under the original planning permission at this site for use by three A1 establishments. The proposed A3 use will not result in an increased demand for parking and as such the proposal will not have a detrimental impact on traffic or parking conditions in the locality. The existing refuse storage facilities at the rear of the site will meet the requirements of all the commercial units in this block. In light of the above, the proposal complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.
4. The level of activity associated with the coffee shop and the proposed opening hours are appropriate in this High Street location. As such, I do not consider that the proposed use will have a detrimental impact on the amenities of any adjoining occupiers in accordance 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. The proposed use will not be harmful to the retail function of the Lee-on-the-Solent District Shopping Centre, the amenities of any nearby occupiers, or the parking and traffic conditions in the locality. As such, the development complies with Policies R/DP1, R/S3 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).

ITEM NUMBER: 07.
APPLICATION NUMBER: K10187/1
APPLICANT: Mr N Edney
DATE REGISTERED: 14.04.2009

EXTENSION OF REAR GARDEN AND ERECTION OF REPLACEMENT BOUNDARY WALL (as amplified by plan received 05.05.09)
59 Hanbidge Crescent Gosport Hampshire PO13 0YD

The Site and the proposal

The application site is a two storey end of terrace property located within the Hanbidge Crescent cul-de-sac, to the west of Fareham Road (A32). The frontages in Hanbidge Crescent are characterised by grass verges and low front boundary walls which creates the look and feel of an open planned residential estate.

The application property has been constructed with a brick built lower half and UPVC cladding to the first floor under a concrete tiled pitched roof. The rear garden is approximately 12 metres long and is bordered on its western side by a 1.2 metre high wooden fence with 0.4 metres of trellising on top and on the eastern side by a combination of 1.8 metre high gravel boarding and wooden fencing. The garden is accessed via a path which runs parallel to the rear boundaries of numbers 61-69. To the east of the garden is a grass verge which separates the application site from Fareham Road. This section of Fareham Road is lined with a number of established trees and hedgerows which effectively screen the application garden from the public view. To the south of the site is an area of land that is currently being redeveloped to provide a three and four storey building for sheltered housing accommodation. Upon completion, this development will be enclosed by 2.2 metre high security fencing.

The applicant proposes to extend the rear garden to the east, onto the grass verge. A new 1.8 metre high boundary wall would be erected to enclose the new amenity space. Access to the garden will remain from the rear of the site.

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/T11

Access and Parking

R/DP1

General Standards of Development within the Urban Area

Consultations

Property Services

no objection

Response to Public Advertisement

nil

Principal Issues

1. The main issues in this case are the affect of the proposed development on the visual amenity of the locality, the loss of the established grass verge and the impact on the occupiers of adjacent dwellings and users of the adjacent public highway.
2. The open plan look and feel of the Hanbidge Crescent cul-de-sac is largely attributable to the low boundary walls and grass verges at the front of the dwellings. The rear gardens are enclosed by a variety of boundary treatments that are typically 1.8 metres high. The proposed replacement boundary wall will be no higher than the existing and would be similar in appearance to others within the vicinity. Furthermore, due to its location at the side of the dwelling, it will not be readily visible from anywhere within the estate. As such, I do not consider that the proposed garden extension will have a detrimental impact on the character and appearance of the Hanbidge Crescent estate. The new boundary wall will be sited no closer than 8 metres from the back edge of Fareham Road and this is not dissimilar to other plots along the western side of Fareham Road. This set back, coupled with the fact the proposed wall will be heavily screened by established trees and hedging will ensure the development does not appear incongruous when viewed from the public highway. A large area of the grass verge will be retained, preserving the landscaped appearance of this section of the A32. In light of the above, I do not consider that the garden extension and replacement boundary wall will have a detrimental impact on the character and appearance or visual amenity of the locality in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.
3. Due to the siting of the proposed boundary wall, away from number 61, there will be no impact on the amenities of the adjoining occupiers in terms of loss of light or outlook. The development therefore accords with Policy R/DP1 of the Gosport Borough Local Plan Review.
4. The siting of the wall is such that it will not interfere with the visibility of highway users. The proposal will not therefore have a detrimental impact on highway or pedestrian safety in accordance with Policy R/T11 of the Local Plan Review.
5. The extended rear garden will incorporate two trees that are currently located on the grass verge. The two trees are insignificant specimens when compared to the adjacent fauna and do not make a significant contribution to the character and appearance of the area. Moreover, there is an abundance of well established, mature trees and hedges along this section of Fareham Road.

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 garden extension as proposed is acceptable in this location and will not have a detrimental impact on visual amenity of the locality or highway and pedestrian safety. As such, the proposal complies with Policies R/DP1 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).

ITEM NUMBER: 08.
APPLICATION NUMBER: K17686
APPLICANT: OPENREACH
DATE REGISTERED: 16.04.2009

GPDO PART 24 CONSULTATION - REPLACEMENT OF EXISTING POLE OPPOSITE NO.66 WITH 9.45 METRE HIGH POLE AND PROVISION OF NEW 7.6 METRE HIGH POLE OPPOSITE NO.68 CRESCENT ROAD (CONSERVATION AREA)(ADJACENT TO LISTED BUILDINGS)

Land Adjacent To 66 And 68 Crescent Road Gosport Hampshire

The Site and the proposal

The proposal is for two new wooden telegraph poles. One will replace an existing pole on the pavement adjacent to the 2 metre high wall which forms the front boundary of Wakefield House. It will project 9.45 metres above the ground and will therefore be approximately 2 metres higher than the existing pole. The other pole is additional to the existing street furniture and is to be sited further west nearer the junction of Crescent Road with Anglesey Road, on the pavement immediately adjacent to the 2 metre high wall that forms the side boundary of 4 Wakefield Place. There is a group of mature trees immediately adjacent to the proposed site of this new pole. The pole will project 7.6 metres above the ground. Under the provisions of Part 24 of the Town and Country (General Permitted Development) Order such installations do not require planning permission but do require the prior approval of the Local Planning Authority for their siting and appearance.

Wakefield House was built in the late regency period and is a Grade II Listed Building as are the adjacent pair of villas which form 1 and 2 Crescent Road. Apart from the existing pole the only street furniture is a line of conservation style lamp posts set at regular intervals along the north side of the street. The houses on the south side of the street opposite the proposed poles are modern and set back from the highway boundary with a variety of trees and shrubs in the front gardens.

Relevant Planning History

K17686 GPDO Part 24 Consultation – Relocation of existing telegraph pole and erection of new telegraph pole siting and appearance approved 28.07.08

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/BH1

Development in Conservation Areas

R/BH3

Development Affecting Listed Buildings

R/DP1

General Standards of Development within the Urban Area

R/ENV13

Telecommunications

Consultations

The Gosport Society

to be updated

Response to Public Advertisement

nil

Principal Issues

1. The main issues to be considered are whether the siting and appearance of the poles will enhance and/or preserve the character and appearance of the Anglesey Conservation Area and whether there will be an adverse impact on the setting of the adjacent Listed Buildings and amenity of the area as a whole.
2. The proposed site of the new mast is screened by trees and is located some distance from the Listed Buildings and will be viewed within the context of the junction street furniture. The height of the pole is only 7.6 metres and will not significantly exceed the height of the existing lamp columns. The siting and appearance of this new pole is therefore appropriate and will not harm the character and appearance of the Anglesey Conservation Area, will not impact on the setting of any Listed Buildings, and will not affect the amenity of the area as a whole.
3. However, the replacement pole is considerably higher than the existing and will be viewed above the existing tree line and street lamps and appear as an over dominant feature in the street scene. Due to its close proximity to the Listed Buildings it will therefore have an unacceptable impact on their setting and on the special character and appearance of the Conservation Area and amenity of the area as a whole, contrary to Policies R/BH1, R/BH3, R/ENV13 and R/DP1 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Refuse

For the following reason:

1. The replacement pole is considerably higher than the existing and will be viewed above the existing tree line and street lamps and appear as an over dominant feature in the street scene. Due to its close proximity to the Listed Buildings it will therefore have an unacceptable impact on their setting and on the special character and appearance of the Conservation Area and amenity of the area as a whole, contrary to Policies R/BH1, R/BH3, R/ENV13 and R/DP1 of the Gosport Borough Local Plan Review.