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27 September 2010

S U M M O N S

MEETING: Regulatory Board
DATE: 5 October 2010
TIME: 6.00pm
PLACE: Council Chamber
Democratic Services contact: Lisa Young

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor CR Carter (Chairman)
Councillor Edwards (Vice Chairman)

Councillor Ms Ballard	Councillor Ronayne
Councillor Henshaw	Councillor Scard
Councillor Hylands	Councillor Miss West
Councillor Langdon	Councillor Wright

The Mayor (Councillor Allen) (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 and Planning Services: Linda Edwards – Borough Solicitor
Switchboard Telephone Number: **(023) 9258 4242**
Britdoc Number: **DX136567 Gosport 2** Website: **www.gosport.gov.uk**

IMPORTANT NOTICE:

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

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

NOTE:

- i. Councillors are requested to note that, if any Councillor who is not a member of the Board 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 7 SEPTEMBER 2010.

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, 1 October 2010. 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, 1 October 2010).

6. HISTORIC BUILDINGS GRANT OFFER – 2 CRESCENT ROAD

To advise the Board of an application for grant aid under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the reinstatement of four timber sash windows and the reinstatement of Portland coping stones and iron railings to the front boundary wall.

PART II
Contact Officer
Alexandra
Rowse
Ext 5414

7. HISTORIC BUILDINGS GRANT OFFER – 3 CRESCENT ROAD

To advise the Board of an application for grant aid under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the reinstatement of Portland coping stones and iron railings to front and side boundary walls.

PART II
Contact Officer
Alexandra
Rowse
Ext 5414

Regulatory Board
5 October 2010

8. K17671/3, K17671/2 & K17671/4 – PLANNING APPLICATIONS FOR
- (i) APPROVAL OF MATTERS RESERVED UNDER CONDITION 12 OF OUTLINE CONSENT K17671 FOR PHASE 2 OF THE ROWNER RENEWAL SCHEME,
 - (ii) ALTERATIONS TO THE GRANGE ROAD/NIMROD DRIVE JUNCTION LAYOUT (AMENDMENT TO ACCESS DETAILS APPROVED UNDER OUTLINE PLANNING PERMISSION K17671); AND
 - iii) APPROVAL OF TELECOMMUNICATIONS EQUIPMENT TO REPLACE EXISTING PROVISION ON LIVINGSTONE COURT; AND
 - (iv) PROPOSED AMENDMENTS TO PHASING DEMOLITION AND CONSTRUCTION PLANS APPROVED PURSUANT TO CONDITIONS 6 AND 7 OF OUTLINE PERMISSION K17671

PART II
Contact Officer:
Debbie Gore
Ext 5455

To consider the following in relation to land at, and to the south west of, the junction of Nimrod Drive and Grange Road, Rowner, Gosport:-

(i) application K17671/3 for approval of details relating to Layout, Scale, Appearance and Landscaping reserved under condition 12 of Outline Planning Permission K17671 for Phase 2 of the Rowner Renewal Scheme - erection of 101 residential units, foodstore and 3 retail units with parking and open space (including a LEAP) (as amplified by emails dated 15.9.10 and 16.9.10 and amended by plans received 16.9.10).

(ii) application K17671/2 for approval of alterations to the Grange Road/Nimrod Drive junction layout to provide access to the retail food store and MOD site (Phase 2 of Rowner Renewal Scheme) (amendment to access details approved under Outline Planning Permission K17671).

iii) application K17671/4 for approval of telecommunication equipment on the roof of the tower proposed in Phase 2 to replace existing telecommunication provision on the roof of Livingstone Court; and

(iv) proposed amendments to the demolition and construction phasing for Phase 2 pursuant to conditions 6 and 7 of Outline Consent K17671.

9. REPORTS OF THE BOROUGH SOLICITOR

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

PART II
Contact Officer:
Debbie Gore
Ext 5455

10. ANY OTHER ITEMS

- which by reason of special circumstances the Chairman

Regulatory Board
5 October 2010

determines should be considered as a matter of urgency.

Board/Committee:	REGULATORY BOARD
Date of Meeting:	5 OCTOBER 2010
Title:	HISTORIC BUILDINGS GRANT OFFER – 2 CRESCENT ROAD, GOSPORT
Author:	BOROUGH SOLICITOR
Status:	FOR APPROVAL

Purpose

To advise the Board of an application for grant aid under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the reinstatement of four timber sash windows and the reinstatement of Portland coping stones and iron railings to the front boundary wall.

Recommendation

The Board approves a grant offer of £1,806.75 for the reinstatement of four timber sash windows and the reinstatement of Portland coping stones and iron railings to the front boundary wall at 2 Crescent Road.

1.0 Background

- 1.1 The Historic Buildings Grant budget is a discretionary budget towards which owners of historic buildings may apply for grant assistance for repair or restoration works. Eligible properties include Listed Buildings, historic buildings in Conservation Areas and Locally Listed Buildings (those buildings identified in the Local Plan as being of noted local significance but which do not qualify for national listed status). The level of potential grant assistance varies depending on the status of the building. A Grade II Listed Building, such as 2 Crescent Road, would be eligible for a grant of up to 15% of the total cost of restoration works.
- 1.2 An application has been made by the owner of 2 Crescent Road for grant assistance towards the cost of reinstating four timber sash windows and reinstating Portland coping stones and iron railings to the front boundary wall.
- 1.3 2 Crescent Road is a Grade II Listed Building within the Anglesey Conservation Area. Circa 1830, it is one of a pair of semi-detached regency villas, two storeys with attic and basement, set back ground floor entrances, hipped slate roof with mansard containing dormers, sashes within reveals and of symmetrical design with simple Greek ornament.

2.0 Report

- 2.1 The works comprise the removal of four inappropriate modern timber windows and the reinstatement of historically appropriate timber sash windows and the reinstatement of Portland coping stones and iron

railings to front boundary wall. Two quotations have been received for each respective item of works. Based on eligible items the lowest quotation submitted for the reinstatement of timber sash windows totalled £5,786.00. The lowest quotation submitted for the reinstatement of Portland coping stones and iron railings is £6,259.00.

- 2.2 The replacement of sash windows and reinstatement of Portland coping stones and iron railings to front boundary wall would be eligible for grant assistance as the works would ensure that the special character of the Listed Building and its contribution to the Anglesey Conservation Area is preserved.
- 2.3 The current application is for general restoration of a Listed Building. Consequently, the proposed works would be eligible for a grant of 15%.
- 2.4 Based on the figures detailed in paragraph 2.1, this would result in a combined grant of £1,806.75 (15% of £867.90 and 15% of £938.85 respectively).

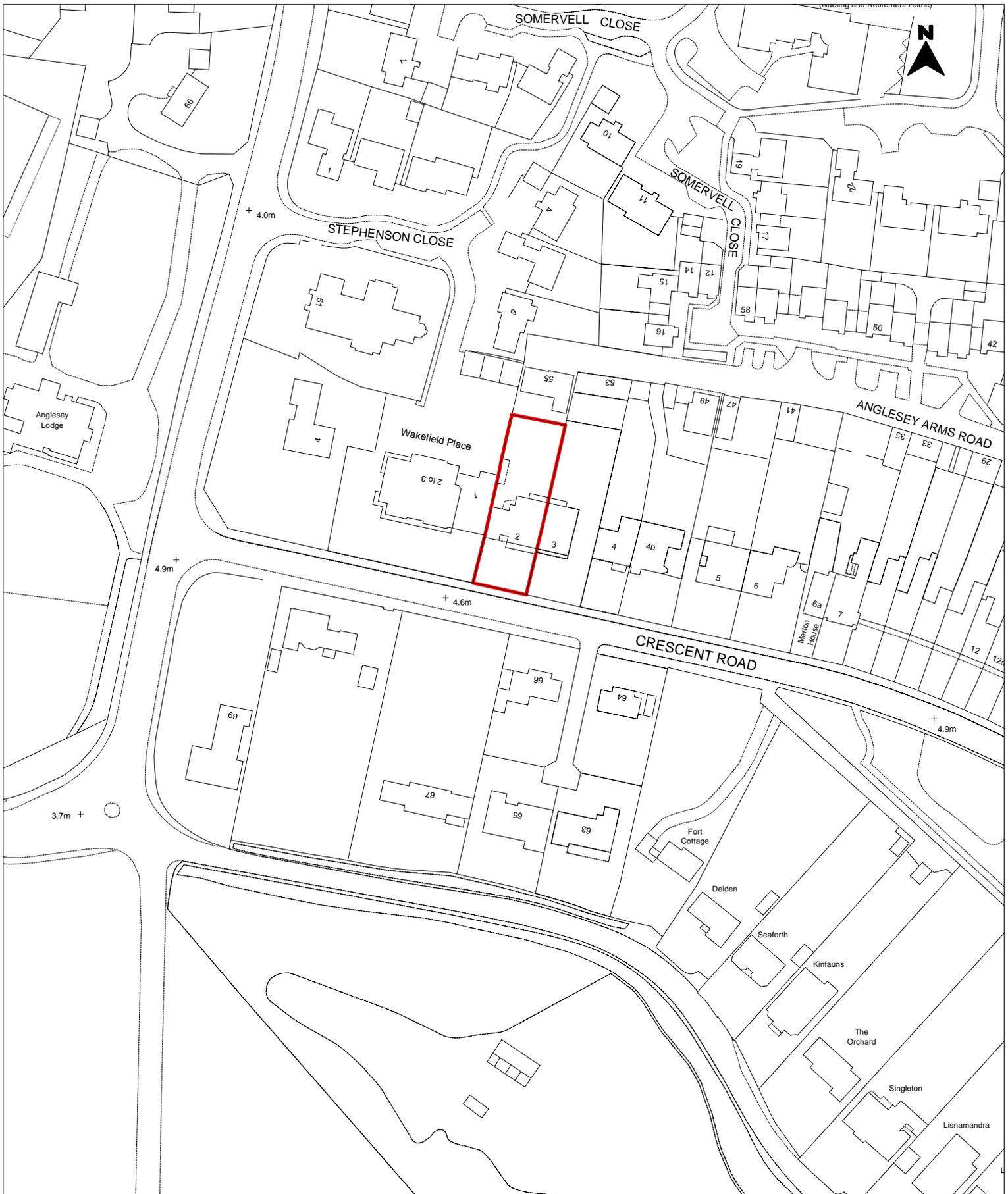
3.0 Risk Assessment

- 3.1 There are sufficient funds within the current Historic Buildings Grant budget to support this application.

4.0 Conclusion

- 4.1 That the application is approved as the proposed works would be eligible for grant assistance through the Historic Buildings Grant and would contribute towards maintaining the special character of the Grade II Listed 2 Crescent Road and the Anglesey Conservation Area.

Financial implications:	Paragraph 3.1 refers.
Legal implications:	None
Service Improvement Plan:	The service plays a key role in the restoration of the historic environment which positively contributes to the preservation of the special character of Gosport.
Corporate Plan:	The works contribute to the conservation and enhancement of a Listed Building and the Anglesey Conservation Area: part of Gosport's unique character.
Risk assessment:	No risks have been identified.
Background papers:	None.
Appendices/enclosures:	Location plan.
Report author/Lead Officer:	Alexandra Rowse, Conservation & Design Officer



Board/Committee:	REGULATORY BOARD
Date of Meeting:	5 OCTOBER 2010
Title:	HISTORIC BUILDINGS GRANT OFFER – 3 CRESCENT ROAD, GOSPORT
Author:	BOROUGH SOLICITOR
Status:	FOR APPROVAL

Purpose

To advise the Board of an application for grant aid under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the reinstatement of Portland coping stones and iron railings to front and side boundary walls.

Recommendation

The Board approves a grant offer of £1,989.94 for the reinstatement of Portland coping stones and iron railings to front and side boundary walls at 3 Crescent Road.

1.0 Background

- 1.1 The Historic Buildings Grant budget is a discretionary budget towards which owners of historic buildings may apply for grant assistance for repair or restoration works. Eligible properties include Listed Buildings, historic buildings in Conservation Areas and Locally Listed Buildings (those buildings identified in the Local Plan as being of noted local significance but which do not qualify for national listed status). The level of potential grant assistance varies depending on the status of the building. A Grade II Listed Building, such as 3 Crescent Road, would be eligible for a grant of up to 15% of the total cost of restoration works.
- 1.2 An application has been made by the owner of 3 Crescent Road for grant assistance towards the cost of reinstating Portland stone copings and iron railing to the front and side boundary wall.
- 1.3 3 Crescent Road is a Grade II Listed Building within the Anglesey Conservation Area. Circa 1830, it is one of a pair of semi-detached regency villas, two storeys with attic and basement, set back ground floor entrances, hipped slate roof with mansard containing dormers, sashes within reveals and of symmetrical design with simple Greek ornament.

2.0 Report

- 2.1 The works comprise the removal of two precast concrete coping stones to the front boundary wall and replacement with Portland coping stones, the reinstatement of Portland coping stones to side boundary wall and the reinstatement of iron railings to front and side boundary walls. Based

on eligible items the lowest quotation submitted for the reinstatement of Portland coping stones totals £5,100.00. The lowest quotation submitted for the reinstatement of iron railings totals £8,166.25 (including VAT).

- 2.2 The reinstatement of Portland coping stones and iron railings would be eligible for grant assistance as the works would ensure that the special character of the Listed Building and its contribution to the Anglesey Conservation Area is preserved.
- 2.3 The current application is for general restoration of a Listed Building. Consequently, the proposed works would be eligible for a grant of 15%.
- 2.4 Based on the figures detailed in paragraph 2.1, this would result in a combined grant of £1,989.94 (15% of £5,100 and 15% of £8,166.25 respectively).

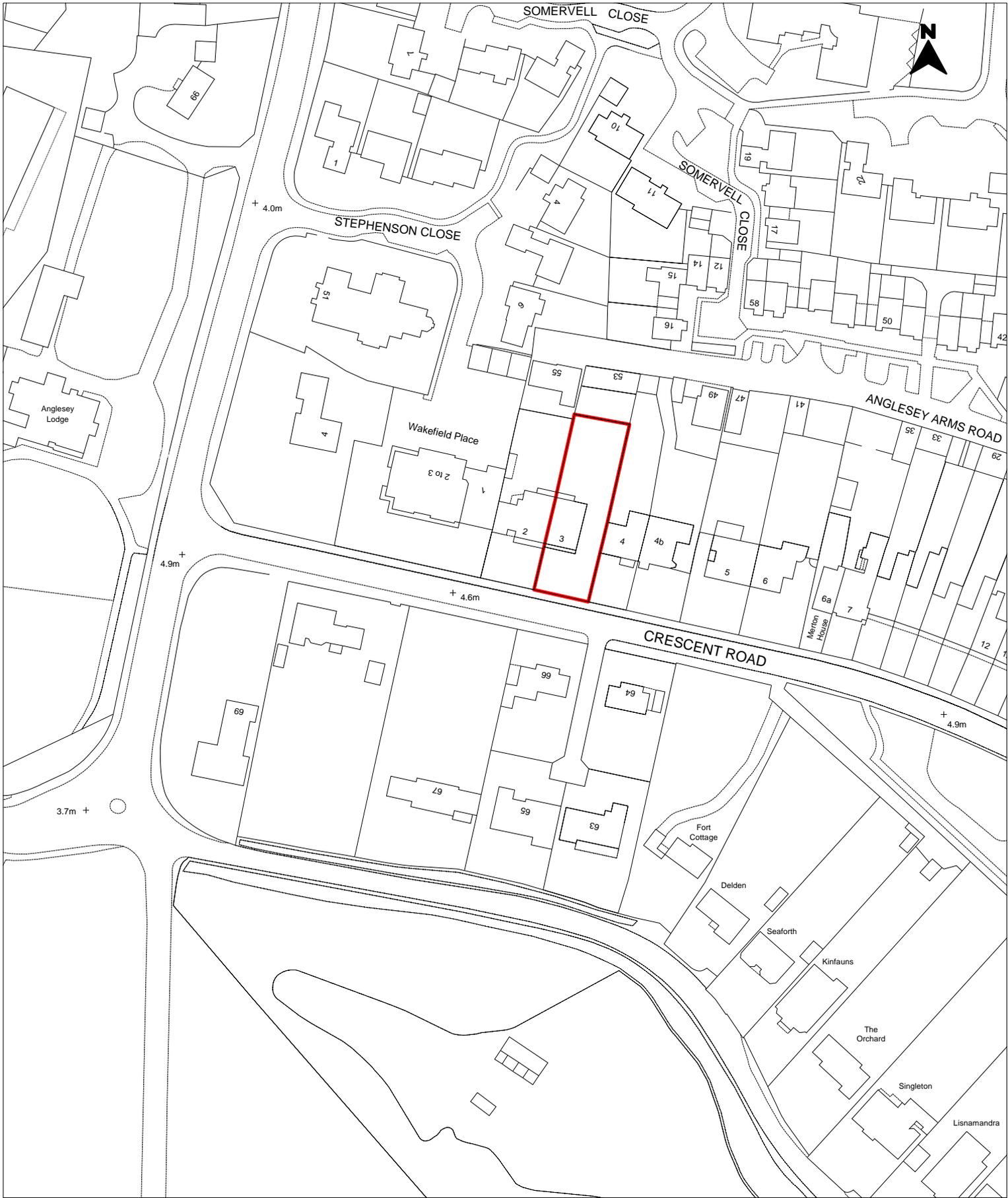
3.0 Risk Assessment

- 3.1 There are sufficient funds within the current Historic Buildings Grant budget to support this application.

4.0 Conclusion

- 4.1 That the application is approved as the proposed works would be eligible for grant assistance through the Historic Buildings Grant and would contribute towards maintaining the special character of the Grade II Listed 3 Crescent Road and the Anglesey Conservation Area.

Financial implications:	Paragraph 3.1 refers.
Legal implications:	None
Service Improvement Plan:	The service plays a key role in the restoration of the historic environment which positively contributes to the preservation of the special character of Gosport.
Corporate Plan:	The works contribute to the conservation and enhancement of a Listed Building and the Anglesey Conservation Area: part of Gosport's unique character.
Risk assessment:	No risks have been identified.
Background papers:	None.
Appendices/enclosures:	Location plan.
Report author/Lead Officer:	Alexandra Rowse, Conservation & Design Officer



**Historic Building Grant
Location Plan
3 Crescent Road**

MAP REFERENCE : SZ6098SW
SCALE : 1:1250
DATE : 17/09/2010

AGENDA ITEM NO.8

Board/Committee:	Regulatory Board
Date of Meeting:	5 October 2010
Title:	K17671/3, K17671/2 & K17671/4 - Planning Applications for (i) approval of Matters Reserved under Condition 12 of Outline Consent K17671 for Phase 2 of the Rowner Renewal Scheme, (ii) alterations to the Grange Road/Nimrod Drive junction layout (amendment to access details approved under outline planning permission K17671) and (iii) approval of telecommunication equipment to replace existing provision on Livingstone Court And (iv) Proposed amendments to phasing demolition and construction plans approved pursuant to conditions 6 & 7 of Outline Permission K17671
Author:	Borough Solicitor
Status:	For Decision

Purpose

To consider the following in relation to land at, and to the south west of, the junction of Nimrod Drive and Grange Road, Rowner, Gosport:-

(i) application K17671/3 for approval of details relating to Layout, Scale, Appearance and Landscaping reserved under condition 12 of Outline Planning Permission K17671 for Phase 2 of the Rowner Renewal Scheme - erection of 101 residential units, foodstore and 3 retail units with parking and open space (including a LEAP) (as amplified by emails dated 15.9.10 and 16.9.10 and amended by plans received 16.9.10).

(ii) application K17671/2 for approval of alterations to the Grange Road/Nimrod Drive junction layout to provide access to the retail food store and MOD site (Phase 2 of Rowner Renewal Scheme) (amendment to access details approved under Outline Planning Permission K17671).

iii) application K17671/4 for approval of telecommunication equipment on the roof of the tower proposed in Phase 2 to replace existing telecommunication provision on the roof of Livingstone Court.

And

(iv) Proposed amendments to the demolition and construction

phasing for Phase 2 pursuant to conditions 6 and 7 of Outline Consent K17671.

Recommendation

(i) Grant permission for application K17671/3

for the following reasons:-

Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the details of appearance, layout, scale and landscaping for Phase 2 are acceptable. The appearance of the buildings and landscaping will enhance the appearance of the area and the overall scale and layout accords with the Outline planning permission and is appropriate in this location. There will be no adverse impact on residential amenity or highway safety and adequate provision has been made for open space, car parking, cycle parking and storage and refuse storage. As such, the details comply with Policies R/DP1, R/CF1, R/T3, R/T9, R/T10, R/T11, R/H4, R/H5, R/H9, R/OS8, R/OS13 and R/OS14, R/ENV10, R/ENV11, and R/ENV12 of the Gosport Borough Local Plan Review.

and subject to the following conditions:-

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

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

2. Details of a typical window, door and panel reveal for each building, and the section details for the south facing fascia and north facing elevation of Block B, shall be submitted to and approved, in writing, by the Local Planning Authority before works above slab level of each related building are commenced. The works shall thereafter be carried out in accordance with the approved details.

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

3. Details, including samples, of all hard surfacing materials and boundary treatment, including gates, shall be submitted to and approved, in writing, by the Local Planning Authority before any hard or soft landscaping works are commenced within this Phase. The works shall thereafter be carried out in accordance with the approved details.

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

4. Details of all external lighting provision for each building, including the superstore, and all associated external areas, shall be submitted to and approved, in writing, by the Local Planning Authority before works above slab level of that building are commenced. The works shall thereafter be carried out in accordance with the approved details.

Reason – In the interest of amenity and to ensure the appearance of the development is acceptable in compliance with Policy R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

5. Details of the measures proposed to protect the occupiers of those properties adjoining the retail units from potential noise disturbance shall be submitted to and approved, in writing, by the Local Planning Authority before works above slab level of those buildings are commenced. The measures shall thereafter be carried out in accordance with the approved details.

Reason – To protect residential amenity in compliance with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

6. Before the foodstore and each of the retail units are occupied, details of the method of ventilation/filtration, including noise attenuation, and subsequent maintenance for each unit shall be submitted to and approved, in writing, by the Local Planning Authority. The approved ventilation/filtration system for each unit shall be installed before each individual unit is first brought into use and shall thereafter be retained and maintained in accordance with the approved details.

Reason - To protect the amenities of surrounding properties, and to comply with Policies R/DP1 and R/ENV12 of the Gosport Borough Local Plan.

7. No development shall commence until a programme for the implementation and retention of the following aspects of the development has been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved programme.

- (i) hard and soft landscaping (including the ‘green wall’ and the provision for replacement of any plants or trees that die within the first five years following implementation)
- (ii) the LEAP
- (iii) the make up of the roads, footpaths and junctions including any traffic calming measures and lighting installation

(iv) the provision of vehicle parking and turning areas
Reason – In the interests of highway safety and the appearance of the area and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

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

Reason - To ensure adequate refuse storage facilities have been provided in compliance with Policy R/DP1 of the Gosport Borough Local Plan Review.

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

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

10. The development hereby permitted shall be carried out in accordance with the following approved plans, schedules and method statement:

3083PL0010 Rev D, 3083PL0020, 3083PL0001 RevB, 3083PL1100 RevB, 3085PL1900 Rev A, 3083PL2110, 3083PL2200 RevA, 3083PL2201 RevA, 3083PL3110, 3083PL3120, 3083PL3130, 3083PL3140, 3083PL3150, 3083PL3200 RevA, 3083PL3201 RevA, 3083PL3300, 3083PL3900, 3083PL4110, 3083PL4120, 3083PL4130, 200P4, 500P3, TWSC1725710A, TWSC1725711, TWSC1725712, TWSC1725713, TWSC17257-03A, TWSC17257ams, 3085 SK200, 3085 SK201, 3085 SK202 and 3085 SK203.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

(ii) Grant permission for application K17671/2

for the following reasons:-

Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the minor changes to the junction layout approved under Outline Planning Permission K17671 are necessary in order to provide acceptable access to Phase 2 of the development and will not have an adverse affect on highway safety conditions or existing infrastructure in the locality or the character and appearance of the area. As such, the development complies with Policies R/DP1, R/DP3, R/T3 and R/T10 of the Gosport Borough Local Plan Review.

and subject to the following conditions:-

1. The development hereby permitted must be begun within a period

of three years beginning with the date on which this permission is granted.

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

2. No development shall be commenced until a programme for the implementation of the works, has been submitted to and approved, in writing, by the Local Planning Authority. The highway works shall thereafter be carried out in accordance with the approved details and implementation programme, unless otherwise agreed, in writing, with the Local Planning Authority.

Reason – In the interest of highway safety and to comply with Policy R/T3 of the Gosport Borough Local Plan Review.

3. No development shall be commenced until the measures to protect the public sewers within the application site have been submitted to and agreed, in writing, with the Local Planning Authority.

Reason – To protect the existing infrastructure and to comply with Policy R/DP3 of the Gosport Borough Local Plan Review

(iii) Grant permission for application K17671/4

for the following reasons:-

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development, as proposed, is acceptable in this location and as such complies with Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

and 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. Prior to commencement of the installation of the telecommunications equipment hereby approved, details of the external materials and colour finish for the antenna shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - To ensure the appearance of the development is satisfactory and to comply with Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

And

(iv) to approve the amended demolition and construction phasing for Phase 2.

1.0 Background

- 1.1 An application for Outline Consent for the Rowner Renewal Scheme, reference K17671, was considered by the Regulatory Board on 21 April 2009 when it resolved to advise the Secretary of State that the Borough Council was minded to grant Outline Consent, subject to completion of a Section 106 Agreement relating to the provision of sports pitches within the Borough and the implementation of a management plan for Browndown SSSI and 22 conditions. The Secretary of State confirmed on 8 May 2009 that the application should be decided by Gosport Borough Council. The Section 106 Agreement was completed on 23 July 2009 and the decision notice issued on 24 July 2009.
- 1.2 On 12 October 2009, detailed approval was granted for Phase 1 of the Scheme (first 219 of 700 permitted dwellings) including land to the north and south of the existing Howe Road. The details approved included those relating to appearance, layout, scale and landscaping required by condition 12 of the Outline permission K17671. A number of the general planning conditions attached to the Outline and Phase 1 Reserved Matter approval have also now been satisfied, including the phasing for demolition and construction for the scheme required under conditions 6 and 7 of the Outline. The sequence of demolition and construction is being refined as the project is developed to maximise build continuity and practicality. Works on Phase 1 were commenced in March 2010 at approximately the same time that pre-application discussions commenced on Phase 2.
- 1.3 A number of small changes to aid traffic flows at the new junction for the foodstore have been discussed with the Local Highway Authority. This includes extending the left hand turning lane into HMS Sultan. It was noted that a small part of this lane would extend marginally outside the application site (red line) defined under the Outline permission and required an area of grass verge currently in the ownership of the MOD. Condition 20 of the Outline permission requires the new Nimrod Drive/Grange Road junction to be provided before the foodstore in Phase 2 is brought into use therefore it is necessary to consider a new application for the junction at the same time as considering the Reserved Matter application for this Phase.
- 1.4 Condition 22 of the Outline permission requires arrangements to be put in place for the installation of the telecommunications equipment on an alternative site before Livingstone Court is demolished and this therefore also forms an integral part of Phase 2 of the development.

2.0 The Application Site

2.1 The land, the subject of these three planning applications and amended phasing proposals, relates to the land at, and to the south west of, the Nimrod Drive/Grange Road junction and involves Darwin Way, Livingstone Court and Raleigh Walk. The area defined with Phase 2 of the scheme currently comprises medium and high rise maisonettes, the raised pedestrian plaza and shop units, undercroft parking and the vacant NAAFI building. The western boundary faces the playing fields of the Siskin Schools, the Sure Start building, an east to west footpath route linking the community uses and the main entrance to the Youthie. The northern boundary of Phase 2 cuts across the existing vacant NAFFI building and fronts the remainder of the existing high rise buildings facing onto Nimrod Drive that fall within the current Phase 5. Grange Road forms the eastern site boundary and Phase 2 extends southwards to Balfour Close.

3.0 The Proposals

3.1 Application K17671/3 is for the approval of matters reserved under condition 12 of the Outline Permission relating to appearance, scale, layout and landscaping in respect of Phase 2 of the Rowner Renewal Scheme which comprises 101 residential units, a foodstore and 3 retail units with parking and a children's play area together forming the new Neighbourhood Centre.

The proposals comprise:-

- Demolition of existing buildings on the west side of Grange Road and to the south of Nimrod Drive to a line just south of the Darwin Way junction.
- Stopping Up of Darwin Way
- A (1858 square metre) retail foodstore with car parking and service area accessed from Grange Road (see application K17671/2) (250-300 estimated jobs)
- 3 smaller retail units adjacent to the supermarket fronting the parking area
- 15 one bed and 86 two bed (101 total) residential apartments (20 affordable) in 4no. 3 and 4 storey high blocks wrapping around the southern and western sides of the foodstore and incorporating a 10 storey tower in the south west corner (with relocated telecommunication equipment on the roof – see K17161/4)
- Construction of a section of The Avenue which forms the primary north/south route through the site
- An extendable public square adjacent to the retail parking area
- Comprehensive hard and soft landscape scheme and children's play area (LEAP)
- Substation

- Retail and residential car parking, cycle parking and refuse storage provision

3.1.1 The foodstore is of single storey height and will be constructed from blue brick with light coloured panels and glazing facing the parking area. The retail car parking area will provide 198 parking spaces, including 12 disabled and 7 parent child spaces, and a pick up point and will be accessed only and directly from the new signalised junction. Access to the parking area will be controlled by barrier gates to prevent use when the store is closed. The service area will be accessed separately from Grange Road and will be screened by a 4.5 metre high 'green' wall comprising tension wires and evergreen and deciduous climbing plants facing Grange Road and a 4.5 metre high wall facing the car park. Covered and secure cycle storage facilities are to be provided within the service yard along with refuse storage facilities. Short stay visitor cycle parking is provided to the front of the store. The 3 new white clad single storey shop units will total 374 square metres in area and one will be a café. These units will be serviced from the rear and a layby on The Avenue.

3.1.2 Rising from the smaller retail units on the west elevation is the Residential Court Block, which increases in height progressively towards the tower with a gently pitched roof. It includes a timber-clad bridge that spans the entrance to a courtyard parking area behind, breaking up the mass of the built form. To the south of this is the 10 storey tower which forms the focal point for the new Neighbourhood Centre. The main entrance is on the southern elevation. The three remaining residential blocks, A, B and C, run west to east from the south east corner of the tower. The roof form and elevations have been well articulated to provide visual interest and continuity in the built form, whilst not detracting from the stature of the tower. Blocks A and C are three stories high and the central Block, B, four. The material palette for the residential blocks and tower is a blend of traditional and contemporary; the principal materials being red and buff facing brickwork, off white render and charcoal coloured spandrel panels and metalwork with aluminium windows. Each entrance is highlighted by a coloured rendered portico structure and all ground floor residential properties have a small enclosed front patio area. Walk out and Juliette balconies also feature on the elevations.

3.1.3 123 car parking spaces, including 27 visitor spaces, are to be provided for the residential element, giving a ratio of 1 space per unit for private units and 0.75 for affordable units. Although the overall ratio is slightly under that of 1.07 approved for the site as a whole under the Outline at 0.95, this is reflective of the smaller units within this Phase.

3.1.4 A further 35 car parking spaces are to be provided, 24 to the south of the LEAP and 11 opposite residential blocks A-C, as parking

provision for future Phases. All residential parking areas will be accessed from The Avenue.

- 3.1.5 Communal bin and cycle stores are to be provided for the apartments. The majority of these are integral to the buildings, but there is one detached wooden clad bin and cycle store to the south of Block A and a further cycle store within the parking area to the rear of the Court block. Visitor cycle parking is provided near to the entrances and public spaces.
- 3.1.6 Details of the new road layout and construction, including visibility, splays and traffic calming measures have been developed in liaison with the Local Highway Authority as the majority of the vehicular, pedestrian and cycle routes will become adopted highway. Footpaths and cycleways will link to existing routes and those proposed within later Phases.
- 3.1.7 The application makes provision for a LEAP and associated landscaped open space totalling 970 square metres plus a large combined use public square which can be extended into the retail parking area for special community events. 1440 square metres of informal open space is also provided. The public areas created within this Phase will link along the Avenue to the other new public areas to be created further south. There are no rear gardens within this Phase due to the nature of the apartments but as stated in paragraph 3.1.2 above, all of the ground floor residential properties have patio areas and some higher level apartments are provided with balconies.
- 3.1.8 At the Outline stage, a detailed tree survey was undertaken in accordance with the latest relevant British Standards (BS 5837). This identified the arboricultural quality and viability of existing trees. 13 low quality trees are required to be removed to provide the new signalised junction and this was agreed under the Outline permission. Within Phase 2, it is proposed that 67 trees will be removed, of which 55 are of low quality and the remainder medium. It is proposed that the new scheme will deliver 111 new trees in this part of the site, including semi-mature and heavy standards. The proposals include retention of a number of the existing trees and comprehensive landscape planting to strengthen the east and west boundaries and to soften the appearance of the buildings and parking areas throughout the site.
- 3.1.9 The application is supported by a Design and Access Statement, Planning Statement, Statement of Community Involvement, Energy Statement, Ventilation Statement, Site Waste Management Statement, Stage 1 Safety Audit, Tree Protection Plan and Arboricultural Implications Assessment and Method Statement.
- 3.1.10 Amended and additional plans have been submitted relating to the design of the porches and the brick detail on the tower and the

residential elevation facing north across the supermarket roof. The applicant has also provided further information on the parking requirements for the foodstore.

Application K17671/2

- 3.2 This application is for alterations to the layout of the 4 arm signalised Grange Road/Nimrod Drive junction which will provide access to the retail foodstore and associated service area. This junction was approved under the Outline, however, in discussing the details with the Local Highway Authority it was established that a small area of land outside the extent of the application site was required to lengthen the left hand turn lane into HMS Sultan from 53 to 98 metres. This application includes this additional land to ensure that the necessary highway works can be completed. Whilst this is a separate application, the only difference between the access details approved under the Outline application and this proposal is the additional piece of land. It is directly linked to Phase 2 due to the condition on the Outline permission which controls the timing of the implementation of this junction in relation to the use of the foodstore.

Application K17671/4

- 3.3 This application is for the erection of telecommunication equipment on the roof of the proposed tower to replace the existing equipment on the roof of Livingstone Court which currently houses equipment for 5 telecommunications operators. The equipment is situated at the western and eastern ends of the building and comprises two large equipment cabinets supporting a series of antennas at either end of the building. This building is being demolished as part of this Phase and alternative provision is required under condition 22 of the Outline permission. Whilst this is a separate application, the proposals form an integral part of the design of the tower in Phase 2. The application proposes to replace and consolidate the existing equipment and comprises a total of 18no. antennas around the edge of the new tower served by 4no. equipment cabinets located in the centre of the roof at either end of the service core and 20no. pole mounted network dishes. The equipment cabinets will be set back 3m from the edge of the building and will be 3.5m tall. The dishes will be mounted on poles on the sides of the service core and equipment cabinets. The antennas will be set between spandrel panels that will reach the same height as the antennas meaning they will be integrated visually within the fabric of the building.

Phasing

- 3.4 The final element is to consider the proposed amendments to the demolition and construction phasing for Phase 2 pursuant to conditions 6 and 7 of Outline Consent K17671.

- 3.4.1 It is proposed to amend the geographical area of construction Phase 2 to include the signalised junction works, an additional part of the main north/south road through the site (previously Phase 5) and the LEAP and adjacent parking area to the south (previously Phase 3). The LEAP cannot be implemented fully until the houses in Balfour Close have been vacated and demolished and the ramp and pumping station in the northern part of the site cannot be demolished to make way for the road until alternative provision has been made. It is therefore proposed to part implement the LEAP under Phase 2 and then complete it, together with the additional parking area and the new road, under Phase 2a. The demolition plan relating to Phase 2 has also been amended to reflect these changes and now also includes all of the former NAAFI building and an additional section of Livingstone Court.

4.0 Relevant Policies

- 4.1 Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Infrastructure Services and facilities

R/CF1

New community facilities

R/T3

Internal Layout of Sites

R/T9

Cycleways and footpaths

R/T10

Traffic Management

R/T11

Access and Parking

R/H4

Housing Densities

R/H5

Affordable Housing

R/H9

Lifetime Homes

R/OS8

Recreational Space for New Residential Developments

R/OS13

Protection of Habitats Supporting Protected Species

R/OS14

Biodiversity Action Plans

R/ENV10

Noise Pollution

R/ENV11

Minimising Light Pollution

R/ENV12

5.0 Summary of Consultation Responses

The Local Highway Authority

No objection subject to conditions to control drainage and surfacing and the timing of the implementation of the junction. Some concern expressed about possible overspill parking on the highway in the future.

Southern Water

Requests condition that no development should take place to implement the signalised junction on Grange Road until details of the measures which will be undertaken to protect the public sewers in the vicinity of the junction have been agreed. No comments to make in respect of application K17671/3, other than advisories about determining the exact position of the sewers and other procedural matters.

Crime Prevention and Design

No objection. Liaison has taken place with the architects to assist the development in achieving the Secured by Design Award. Advice provided in relation to the landscaping in the car park, glazing, door and window security, gates and boundary treatment, alarms, external lighting, utilities, noise insulation, postal deliveries, hard surfacing and cycle storage. Request condition to deal with implementation of CCTV cameras.

Head of Housing (Strategic Services)

In this phase of 101 residential units, affordable housing accounts for 20 units in Blocks A and C of the plans. In this phase 19.8% of the development is affordable, however, this percentage is balanced against the greater percentage of affordable housing provided in Phase 1 of the development which equates to an overall provision of 37%, to date, in accordance with the Outline permission. The 20 affordable dwellings proposed are well located and integrated into the scheme and will all meet Code for Sustainable Homes Level 3 as a minimum.

Head of Streetscene (Parks and Horticulture)

No objection. Concur with tree categorization and tree retention/removal, protection fencing and exclusion zone proposals. The proposed tree and general landscape planting is appropriate and the "green wall" innovative and welcome.

Head of Streetscene (Refuse)

No objection.

Head of Building Control

No response.

Head of Leisure (Strategic)

No response.

Head of Environmental Health (Pollution)

No objection, but note potential for noise nuisance from vehicle delivery/waste collection vehicles and from plant room and sprinkler pump house.

HCC Archaeology

No objection.

6.0 Public Response

- 6.1 1 letter of objection received to application K17671/3.
Issues raised:
- development unnecessary and waste of public money
 - motive is profit only
 - refurbishment of flats and shops more desirable and cheaper
 - affect on existing owners of homes to be demolished
 - existing flats have architectural merit
 - density of development and restricted layout
 - loss of privacy from tower block and 3 and 4 storey blocks
 - social problems
 - design and massing
 - affect on environment
 - affect on character of area
 - reduction of green space and trees
 - traffic and parking problems
 - loss of Nimrod Drive footbridge
 - disturbance during construction
 - lack of public consultation, in particular for applications K17671/1 and K17671/2
- 6.2 Application K17671/2 – no response.
- 6.3 1 letter of objection received to application K17671/4.
Issues raised:
- lack of public consultation
 - telecommunications equipment is not wanted on the tower block

7.0 Response to Issues raised by Objectors

- 7.1 The principle of the development, including the number of dwellings, the density, the siting of buildings, the removal of the footbridge and trees, impact on highway safety and access, parking levels and security, and the relocation of the telecommunication equipment were all matters considered by the Regulatory Board at the meeting on 21

April 2009 and subsequently approved under Outline Consent K17671. These were fundamental concepts of the proposal set out within the Design and Access Statement that was submitted with application K17671. There are no elements of the current application which do not comply with the principles already approved under the Outline Consent. The impact of the re-development during construction was also considered at Outline stage and conditions imposed on the Outline consent to mitigate noise and dust.

7.2 The Rowner Re-development has been the subject of extensive public consultation over the last 3 years. The Outline application was publicised on the home page of the Council's web site, reported in the media and notices were published in The News and erected in 30 locations within the area. Application K17671/1 was publicly advertised by letters sent to all occupiers of properties within 5 metres of the application site boundaries, 30 notices displayed in the roads and open spaces around the site and a notice published in The News. Applications K17671/3 and K17671/4 were publicly advertised by way of notices published within The News and erected in 11 locations within the area. Letters were also sent to all occupiers of properties not within the ownership of the applicant within 5 metres of the application site boundaries. Application K17671/2 was publicly advertised by way of 4 site notices and letters sent to all occupiers of properties within 5 metres of the application site boundaries. A further public consultation exercise was also undertaken by the applicant at the beginning of July prior to the submission of the three applications, the subject of this report.

7.3 The scheme has been considered by the Crime Prevention and Design team of Hampshire Police and is considered to have a good level of natural surveillance that is absent in the existing Rowner estate and there are no major concerns with the design of the buildings, the layout or the landscaping. Satisfactory lighting levels will be secured through the road adoption proposals and conditions. Detailed issues of security will be addressed through the Secured by Design accreditation which has been applied for by the developers.

7.4 The other issues raised are considered in section 8 of this report.

8.0 Issues for Consideration

8.1 The principle of the Rowner re-development, taking into account the environmental impact, has been approved under Outline Consent K17671. Means of access, design concept, scale and siting parameters, parking ratios, overall open space provision and other general matters have been agreed. Drainage and the provision of CCTV cameras are dealt with under conditions attached to the Outline approval. Measures to protect the existing drainage infrastructure will be controlled by condition. In combining the dwellings for Phases 1 and 2, 37% are affordable in compliance with

the level approved under the Outline permission. The overall provision of affordable housing will be monitored to ensure compliance with condition 13 of the Outline permission as the development is progressed. All residential units have been designed to achieve the appropriate criteria of Lifetime Homes in compliance with Policy R/H9. The impact of the retail proposals was considered at the outline stage and as the floorspace is marginally less (by 19 square metres) the impact has not materially changed and still accords with Policies R/S2 and R/S4. The retail floorspace within the foodstore is also controlled under condition 17 of the Outline permission.

Application K17671/3

- 8.2 The main issues for consideration under application K17671/3 are whether the details of the appearance, landscaping, layout and scale proposed for Phase 2 are acceptable having regard to the impact on the character and appearance of the area and the amenity of adjacent and prospective occupiers, the layout of the open space and parking areas, cycle parking and storage and refuse storage facilities, and the impact of the layout and landscaping on highway safety and whether the telecommunication equipment is acceptable in visual terms.
- 8.3 The design principles were set out in the Design and Access Statement submitted with the Outline application. Through the submission of details, to date, coherence has been given to the development as a whole by repeating design features such as mono-pitched roofs, balconies and render panels at strategic locations throughout the scheme. Phase 2 built form falls within the Neighbourhood Centre Character Area while the external areas fall within The Avenue, Urban Boulevard and Residential Neighbourhood character areas. The character of the proposals overall is contemporary and urban and accords with the design codes set out under the Outline permission.

Layout

- 8.4 The layout creates active use at ground floor with passive surveillance above to help create a vibrant and safe environment and an attractive setting for community events with connection to the existing community facilities and open spaces to the west and north. The development will enhance the pedestrian environment and create safe, well lit and clean desirable routes benefiting from natural surveillance and limited gradients in accordance with the principles of the Disabled Discriminations Act (DDA).
- 8.4.1 The layout incorporates the use of shared surfaces and the provision of separate service access from Grange Road will negate the need for large foodstore service vehicles entering the residential areas.

The southern residential blocks form a terrace overlooking a shared surface area, screening the rear of the foodstore and allowing for a greater active frontage. Wrapping the residential accommodation around the western side of the retail unit reinforces this design principle.

- 8.4.2 There is no conflict with the residential design guidelines set out within Appendix B of the Gosport Borough Local Plan Review and the layout will result in acceptable levels of light, outlook or privacy for adjacent and prospective occupiers. There is a 3 metre high wall separating the residential properties within the Court block from the rear of the small retail units and there are no windows in the north elevation of this Block until above 3rd storey height. The main service area and associated plant is separated from the adjacent residential units by an 11 metre wide building. It is recognised that delivery and waste collection vehicles and the plant room and pump house within the foodstore service area are potential sources of noise disturbance therefore a condition has been attached to protect the amenities of the adjoining occupiers.
- 8.4.3 Residential parking is provided at a general ratio of 0.95 spaces per household within Phase 2 (excluding the 35 spaces for future Phases). Whilst this is slightly below the 1.07 spaces per household approved under the Outline for the development as a whole it is acceptable as it is reflective of the nature and mix of dwellings within this Phase of the development. The car parking for the foodstore represents a reduction of 43 spaces as described in the Outline permission, but the operator has confirmed that the provision accords with their standard operating requirements for a store of this size and nature and the reduction is a result of improvements to the design of the disabled and parent/child spaces and circulation space. If a highway safety problem is identified in the future due to overspill parking, consideration would need to be given to the implementation of Traffic Regulation Orders to prevent this. It is not reasonable to request funding for a Traffic Regulation Order from the developer at this stage as it has not been demonstrated that this is necessary in planning terms.
- 8.4.4 Cycle parking and storage meet the required standards and the Head of Streetscene has confirmed that facilities for refuse storage and collection are acceptable in compliance with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review. Implementation of these facilities will be controlled by planning condition.

Scale

- 8.5 The Outline approval included parameters and a Vertical Limits of Deviation Plan to guide the height and scale of the subsequent development. The proposed development for Phase 2 accords with the approved scale of 3-4 storey for the residential blocks and 10

storey for tower with roof plant above and single storey height for the supermarket and retail units. The exact position of the tower does vary marginally from the Deviation Plan as it is located slightly further to the east, however, this provides additional space between the building and the road which aids the visual appearance of the streetscene and provides additional space for pedestrians. The overall area of the tower is also slightly less. As such, it is considered that this minor change is not materially different from the Outline consent and is justified in terms of the outweighing benefits to the overall design of the scheme.

Appearance

- 8.6 The overall design and colour scheme for Phase 2, and the position of the substation in the LEAP, was influenced by feedback received during the public consultation exercise. The elevations to the foodstore and retail units have a light, modern feel and the use of glazing will enhance the overall level of visual activity. The retail units will be constructed to allow a tenant to retrofit ventilation plant and details of the ventilation/filtration system for each unit will be required to be submitted for approval and implemented in accordance with those details.
- 8.6.1 The elevational treatment to the residential buildings seeks to give the sense of single development while giving each block subtle identify. The provision of residential units between the tower and smaller retail units helps reinforce the continuous street frontage. The tower will be the major focal point highlighting the start of the retail and community Neighbourhood Centre. The materials and design of the tower has been carefully considered to extenuate its articulation and verticality and minimise the visual impact of the telecommunication equipment. The brick panel detailing on the tower helps to provide vertical emphasis and the amended porch detail will make this feature much lighter in appearance and less dominant at ground floor level also improving visibility and associated security.
- 8.6.2 The revised elevational treatment for the north elevation to Block B adds visual interest and picks up greater reference to the tower's elevation treatment in terms of materials. The stepped façades of the southern residential Blocks prevent the buildings appearing as one continuous mass and the continuity of materials, with a contemporary urban character, is suitable to the Neighbourhood Centre. Details of the materials to be used in the construction of the development and the depth of the set in of the doors, windows and panels will have a significant impact on the overall appearance and quality of the development and will be controlled by planning condition. Similarly, external lighting for the residential and retail elements of the scheme will be controlled in this manner to protect both residential amenity and the appearance of the area and ensure maximum security.

Landscaping

- 8.7 The hard landscaping details adhere to the street type and character area design codes agreed under the Outline permission and the mix of tarmac, block paving and paving slabs and boundary treatment is appropriate and will help create an attractive, user friendly environment. A number of benches will also be provided within the public areas. The details of and implementation of these hard-surfacing works, including boundary treatment and gates will be controlled by planning condition.
- 8.7.1 The Grange Road frontage and, in particular, the service yard, will be well screened by landscape planting, including the green wall, which will be conditioned to be retained. The LEAP will be enclosed by a hedge and softened with planting and will enhance the open visual link to the public square to the north and existing playing fields and will enjoy natural surveillance from the tower and houses within future phases. These linked public spaces will provide safer and more useable outdoor play areas than exist at present. As they are connected to the pedestrian and cycle circulation routes they will draw visitors and residents through the site and also act as a buffer to the setting of the tower.
- 8.7.2 Whilst a number of trees are to be removed, the majority of these are in poor condition, have a low life expectancy or are of low amenity value. Moreover, 111 additional trees of semi-mature, heavy and extra heavy standards are to be planted, alongside the main routes and within the parking areas ensuring that the development has an immediate 'green' overall appearance. In total, there will be a net gain of 44 good quality trees. The species used within the soft landscape scheme has also been carefully chosen to enhance the visual appearance of the development and provide suitable habitats to enhance biodiversity. The implementation of the soft landscape planting for the site will be controlled by planning condition.
- 8.8 All properties will be built to Code for Sustainable Homes Level 3 which will incorporate energy efficiency measures and the retail units are predicted to achieve a BREEAM score of very good in line with Policy R/ENV14.
- 8.9 Overall the proposals will help create an environmentally, socially and economically sustainable community with improvements to the built fabric helping to increase energy efficiency and reduce carbon emissions. For the above reasons it is considered that the proposed layout, scale, appearance and landscape details for Phase 2 of the Rowner Renewal, as submitted under application K17671/3, are acceptable in compliance with Policies R/DP1, R/CF1, R/H4, R/H5, R/H9, R/T3, R/T9, R/T10, R/T11, R/OS8, R/OS13, R/OS14, R/ENV10, R/ENV11 and R/ENV12 of the Gosport Borough Local Plan Review.

Application K17671/2

- 8.10 The amendment to the junction layout proposed under K17671/2 is minor and will not have any impact on the form of the development or the character of the area and will improve the left hand turn facilities into the MOD site. The timing of the implementation of the new junction will be controlled by condition. As such, the proposal complies with Policies R/DP1, R/DP3, R/T3 and R/T10 of the Gosport Borough Local Plan Review and is acceptable.

Application K17671/4

- 8.11 The spandrel panels on the proposed tower will extend up to the height of the proposed antenna and the antenna will be matched to them in colour. These antennas will therefore have the appearance of being incorporated into the fabric of the main building, representing a significant improvement over the appearance of the existing equipment. The equipment cabinets will not extend above the height of the antennas or panels and will not therefore be visible from ground level. The post mounted, small, circular dishes will extend marginally above the antenna, however, taking into account their size, positioning on the roof and ground level and perspective views, they will not be visible other than from some distant parts of the site.
- 8.11.1 Coverage plot maps have been provided to demonstrate the need for the installation. A health and safety compliance certificate (ICNIRP certification) has been provided to show that these matters need not be considered by the Local Planning Authority. In accordance with government guidance, two alternative sites were considered however, it was concluded that this was the most appropriate location in terms of both providing the appropriate level of coverage and minimising the visual impacts of the development.
- 8.11.2 For the above reasons, the proposal will not have a harmful impact on the visual appearance of the area and complies with Policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

9 Phasing

- 9.1 The programme for demolition and construction is evolving as works progress to avoid leaving tracts of land undeveloped for long periods and to take into account matters of constructional practicality. The proposed changes to the demolition and construction phasing relating to Phase 2, set out in paragraph 3.4.1, reflect these principles and are acceptable pursuant to conditions 6 and 7 of Outline Consent K17671. Implementation of the LEAP will be controlled by planning condition.

Financial implications:	N/A
Legal implications:	None
Service Improvement Plan:	None
Corporate Plan:	The applications will progress the regenerative core of the Rowner Renewal Scheme.
Risk assessment:	No risks have been identified.
Background papers:	RB report 21.04.09 for application K17671 and application documents and plans. RB report 06.10.2009 for application K17671/1 and application documents and plans
Appendices/enclosures:	1 showing location of application sites
Report author/Lead Officer:	Debbie Gore

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

5th October 2010

ITEMS WITH RECOMMENDATIONS

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

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2.	12-17	K4761/8	Acorn Lodge 3 Spring Garden Lane Gosport Hampshire PO12 1HY	Grant Permission
3.	18-25	K13788/7	The Royal Arms 37 Stoke Road Gosport Hampshire PO12 1LS	Grant Permission
4.	26-30	K13788/8	The Royal Arms 37 Stoke Road Gosport Hampshire PO12 1LS	Grant Listed Building Consent
5.	31-34	K17848	Land To East Of Aerodrome Road Gosport Hampshire PO13 0GW	Grant Permission
6.	35-37	K4505/3	41 High Street Gosport Hampshire PO12 1DL	Grant Permission
7.	38-39	K8493/28	Town Hall High Street Gosport Hampshire PO12 1EB	Grant Permission

ITEM NUMBER: 1.
APPLICATION NUMBER: K17533/1
APPLICANT: Mr Rupert Baskcomb
DATE REGISTERED: 15.04.2010

DEMOLITION OF 2NO. DWELLINGS AND ERECTION OF 12NO. THREE BEDROOM DWELLINGS WITH ASSOCIATED ACCESS AND PARKING (as amended by plans received 06.09.10 and amplified by Road Safety Audit received 01.09.10 and Ecological Survey received 15.07.10 and 10.09.10)
389-391 Fareham Road Gosport PO13 0AD

The Site and the proposal

The application site is approximately 0.29 hectares in area and is located on the western side of Fareham Road (A32), to the south of the traffic light controlled junction with Fareham Reach Industrial Estate. The site is occupied by 2no. vacant, detached three bedroom dwellings. The dwellings occupy substantial plots and are set back approximately 10 metres from the public highway. Number 391 is a particularly wide plot and has a frontage of approximately 50 metres. The properties were constructed during the 1920s/30s and both have been extended. There are detached garages to the side and rear of both properties and each dwelling has its own vehicular access from Fareham Road. The site is generally level except for the north western corner which slopes down towards the northern boundary. The northern boundary comprises a metal fence supplemented with mature landscaping, beyond which is an electricity sub station. The eastern boundary, fronting Fareham Road, comprises a wooden fence and mature planting, which substantially screen numbers 389 and 391 from public view. The southern boundary consists of a hedge while the western boundary comprises a chain-link fence. Beyond the fence, there is a drainage ditch with mature trees and shrub planting on the bank of the disused railway line which is to form part of the approved Bus Rapid Transit route. The gardens of both number 389 and 391 are overgrown and contain a number of mature shrubs and trees. A bus stop for northbound services is located approximately 100 metres to the south of the site with the complementary southbound stop positioned an additional 130 metres further on, on the opposite side of Fareham Road.

The properties to the south of the application site are also detached. However, they are set further back on their plots (approximately 15-20 metres) and have a more open aspect to the road. Immediately to the south, number 387, is a two storey dwelling. It contains no windows to habitable rooms in the side elevation facing onto the application site.

There is an extant Outline planning consent to demolish numbers 389 and 391 and erect 6no. detached, three bedroom dwellings at the site facing Fareham Road. Access and layout were the only issues considered under this application. Each dwelling had an integral garage and parking bay with 3no. visitor parking spaces provided at the southern end of the site. Access to the dwellings was afforded by widening the 2no. existing access points, with a linked driveway created between them, positioned parallel to Fareham Road. The boundary treatment and planting on the northern, eastern and western boundaries was indicated to be retained, with the southern boundary reinforced with additional planting.

This application is for full permission for the demolition of numbers 389 and 391 and the erection of 12no. three bedroom, semi detached affordable dwellings.

Amended plans have been received revising the design and siting of the proposed dwellings and the number and layout of the vehicular parking spaces to address concerns over the originally submitted crescent-style layout.

The proposed dwellings are now sited in a linear arrangement, parallel to Fareham Road, to reflect the layout approved under existing outline consent, with the 4no. southernmost properties staggered forward slightly. The northernmost dwellings are sited approximately 11 metres from the back edge of the public highway. However, due to the increasing depth of the site at its southern

end, the southernmost properties are set further back on the plot. There will be a gap of 1.5 metres between the opposing side elevations of the semi detached dwellings. The side elevation of the southernmost property (which will contain 1no. ground floor bathroom window and 1no. first floor landing window) will be positioned approximately 4 metres from the side elevation of the adjacent property, number 387, 0.4 metres closer than approved under the Outline consent.

The dwellings have tiled, pitched roofs with the ridge orientated north to south. There will be dormer windows on the rear roofslope and single roof lights on each of the front roofslopes. The rear gardens are between 8-19 metres long with sheds provided for the secure storage of bicycles. Provision is not shown for visitor cycle parking. The boundary treatment between the gardens will comprise 1.2 metre high wooden fencing with 1.8 metre high privacy screens adjacent to the rear elevations. The site's northern, southern and western boundaries will be enclosed by a 2.2 metre high close-boarded fence. The front of the site will be enclosed by a low wall with inset railings. Space is available in the rear garden for the storage of refuse bins. A bin collection area has not been shown.

Unlike the previously approved scheme, access into the site will be via a single 6 metre wide entry/exit point positioned approximately mid-way along the site frontage. The existing central hatched markings on Fareham Road are to be amended in order to create a bay for vehicles waiting to turn right into the site. The existing accesses to 389 and 391 are to be closed with the footway and verge reinstated. 18no. spaces are provided for resident and visitor parking, positioned at the front of the proposed dwellings. Pedestrian access into the site is available at the northern and southern ends of the plot.

5no. mature trees at the front of the site and the majority of the trees on the western boundary are to be retained. The trees located centrally within the site will be removed to accommodate the proposed development. Soft landscaping will be introduced between the parking bays.

The application is supported by Ecological and Arboricultural Surveys, a Transport Statement and a Road Safety Audit.

Relevant Planning History

K17533 - outline application for the demolition of 2no. detached dwellings and erection of 6no. detached dwellings and associated access work - permitted 14.01.09

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/T2
New Development
- R/T3
Internal Layout of Sites
- R/T4
Off-site Transport Infrastructure
- R/T10
Traffic Management
- R/T11
Access and Parking
- R/OS8
Recreational Space for New Residential Developments

R/OS13
Protection of Habitats Supporting Protected Species
R/ENV2
River and Groundwater Protection
R/ENV4
Treatment of Foul Sewage and Disposal of Surface Water

Consultations

Housing Services (Strategic)	Support application. There is currently a significant demand for three bedroom houses to be let for social rent with waiting lists of 12-15 years for this type of accommodation.
Natural England	No objection.
Southern Water	Inadequate capacity to provide foul sewage disposal. However, foul flows could be accommodated if some existing surface water flow is removed. Alternatively, additional off-site sewers or improvements to existing sewers could be provided. Suggest conditions to deal with foul sewerage disposal and surface water drainage. Formal application for connection to the public sewer required.
Building Control	No objection. Access for the Fire Brigade is acceptable.
Streetscene (Parks & Horticulture)	No objection. None of the trees on site are worthy of retention.
Streetscene (Waste & Cleansing)	No objection. Adequate storage space for refuse bins has been provided. An appropriate collection point for 6no. bins should be provided.
Local Highway Authority	No objection. The proposed access (including sight lines) is acceptable. The applicant should enter a Section 106 agreement obligating the developer to pay a commuted sum towards improvements to highway infrastructure, which in part, could be used to make the necessary alterations to the highway and to improve the surfacing and street furniture on the corridor linking Fareham Road, Bridgemary Way, Prideaux-Brune Avenue and Gregson Avenue.
Crime Prevention & Design	Consideration should be had to the final design of the windows, doors, sheds, lighting, gates and fences to assist security. The open aspect at the front of the site encourages natural surveillance. However, consideration should be had to the implementation of appropriate lighting.

Response to Public Advertisement

4 letters of objection

Issues raised:-

- the development will result in additional vehicular movements on the A32, will add to traffic congestion and will be detrimental to highway safety
- increased congestion on the A32 will discourage businesses from locating in Gosport and will result in increased out-commuting
- the site is located in close proximity to 2no. traffic light controlled junctions
- the proposed waiting area would reduce the width of the remaining carriageway to the detriment of highway safety
- vehicles turning right into the site will interrupt the free flow of traffic on the A32 and will result in tailbacks
- at peak times, there are not 'frequent gaps in the traffic stream' as stated in the Transport Report
- overlooking and, in particular, a loss of privacy to the large rear window in the rear elevation of the single storey extension at number 385
- the proposal results in an inappropriate residential density
- the development is out of keeping with the locality
- the development will be an eyesore at the entrance to the Borough
- the development will be detrimental to wildlife

Principal Issues

1. The principle of residential development within the existing Urban Area is acceptable and has been established under the Outline planning permission. The main issues in this case are the acceptability of the proposed development in terms of design and density, the impact on the visual amenity of the locality, the amenities of adjoining and prospective occupiers, ecology and the adequacy of access, servicing and parking arrangements and the provision for cycle parking, refuse storage, open space and highway infrastructure improvements.

2. The Government has recently amended the definition of previously developed land within Appendix B of Planning Policy Statement 3: Housing (PPS3) to exclude private residential gardens. However, in this respect, it is noted that there is an extant planning permission for 6no. dwellings on this site which could still be implemented. Whilst the latest proposal is for 12no. dwellings, the overall built footprint of the scheme is only 2% greater than that which was previously approved. Furthermore, by reducing the areas of hardstanding at the front of the site and increasing the areas of soft landscaping, the current proposal retains 6% more open space compared to the previous outline consent. The footprint of the proposed dwellings (including hard surfacing) is therefore less than would be built under the extant permission. The proposal will also retain useable areas of amenity space, together with soft landscaping. On balance therefore, and in considering the positive benefits accrued from securing 12no. affordable housing units, the development is not contrary to the revised guidance within PPS3.

3. The properties in the immediate vicinity comprise detached hipped roof bungalows. However, Fareham Road contains of a wide variety of dwelling types, including two storey semi detached dwellings. The proposed dwellings have simple pitched roof designs with dormer windows on the rear roof slope, reducing the overall mass of the properties and their prominence in the streetscene. The use of both brick and render adds sufficient articulation to the front elevation, the colours of which would be controlled by condition. The properties will be set back a significant distance from the public highway to reflect the established pattern of development on this side of road and, as with the previous outline consent, the dwellings will occupy rectangular plots. The existing frontages at 389 and 391, by reason of their significant width, are anomalies in the streetscene and the proposed plots are more reflective of the established pattern of development in the locality. The slightly staggered layout of the dwellings, sited parallel to the highway, is reflective of the Outline consent, creating a natural extension of the streetscene and the spacing between opposing side

elevations is characteristic of adjacent sites. The dwellings have usable rear gardens and the proposed residential density falls within the guideline range contained within Policy R/H4 of the Gosport Borough Local Plan Review. The parking spaces have been positioned at the front of the site which is a common arrangement in Fareham Road where frontage parking predominates and they have been regularly segregated by areas of soft landscaping. This, together with the retention of a number of mature trees on the eastern boundary, will help to ensure that the front of the site is not dominated by hard surfacing. Using a variety of pavers will further help to break up the areas of hard standing at the front of the site and will create a clear delineation between public and private space. There are a variety of boundary treatments within the locality and the introduction of a low boundary wall with inset railings at the front of the site will not create an incongruous feature in the streetscene. The open aspect of the railings will encourage natural surveillance of the site, an important security consideration. Although the proposal will result in the removal of a number of trees at the centre and rear of the site, not all are mature specimens and the Council's Arboricultural Officer has confirmed that none are worthy of retention. A total of 19no. trees will be retained, including 5no. mature specimens at the site frontage. Under the circumstances, the proposed development will not detract from the character of the area, the appearance of the streetscene or the visual amenity of the locality. It does not represent an overdevelopment of the plot and is acceptable in design terms. It therefore complies with Policies R/DP1 and R/H4 of the Gosport Borough Local Plan Review.

4. The side elevation of the southernmost property will be sited 4 metres from the opposing side elevation of 387, only 0.4 metres closer than was considered acceptable under the extant Outline consent. Neither of the side elevations contain windows serving habitable rooms. In light of this, the orientation of the dwellings and the fact that the new dwelling will project only 1 metre beyond the rear elevation of the conservatory of number 387, I do not consider that the proposal will have a detrimental impact on the amenities of prospective residents or the occupiers of the neighbouring property in terms of loss of light, outlook or privacy. It is noted that number 385 has a single storey rear extension. However, it contains no windows in the northern elevation and is sited over 10 metres from the application site. In light of this, and the position of the proposed dwellings, the development will not result in a loss of privacy to the large window in the rear elevation of the extension. As such, I do not consider that the proposal will unduly harm the living conditions of the occupiers of this dwelling or any other property to the south. The development therefore complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. At 6 metres, the width of the proposed entrance is sufficient to ensure there is no conflict between passing vehicles and the use of a low boundary wall with inset railings will ensure that there is adequate intervisibility between vehicles exiting the site and all other users of the public highway. The applicant has agreed to enter a Section 278 Agreement with the County Council to amend the road markings in Fareham Road. The revised road markings will create a central reservoir for vehicles waiting to turn right into the site. The reservoir will be positioned approximately 60 metres and 150 metres from the traffic light controlled junctions at Fareham Reach and Wych Lane respectively which will ensure its use does not interfere with traffic queuing at these junctions. The reservoir will be positioned within the existing hatchings and the remaining carriageway is of sufficient width to allow vehicles to continue to pass either side of waiting vehicles. As such the reservoir is unlikely to impede the free flow of traffic on the A32. Traffic speeds along this section of Fareham Road, even at off peak hours, are usually lower than the permitted 40 mph speed limit. Notwithstanding this, the light sequences at the adjacent junctions create regular breaks in traffic flow and this will provide appropriate opportunities for vehicles to enter/exit the site in a safe and convenient manner. Under the circumstances, the proposed entrance/exit will not be detrimental to highway or pedestrian safety.

6. The provision of 12no. dwellings will not result in a significant increase in the number of vehicular movements onto and off of Fareham Road. It is unlikely therefore to result in increased traffic congestion on the A32, discourage businesses from locating in Gosport, or significantly increase out-commuting from the Borough. The site is located on a principal road into the Town Centre, close to bus stops for both north and southbound services and adjacent to Phase 1 (Fareham to Gosport) of the recently approved Bus Rapid Transit route. Notwithstanding this, the development provides a total 18 on-site car parking spaces. The census data for the Bridgemary North ward suggests that

car ownership comprises an average of 1.15 cars per household. The provision of 18no. spaces is therefore sufficient to meet the requirements for both visitor and resident parking and the development is unlikely therefore to result in overspill parking in the local road network to the detriment of highway safety. The proposed parking spaces are of sufficient size and are positioned appropriately to allow safe and convenient access. Adequate turning space is available at the front of the site to allow vehicles to manoeuvre so as to exit onto the classified road in a forward gear.

7. In the interests of highway and pedestrian safety and to ensure suitable visibility splays are retained, conditions are proposed to ensure the existing accesses at the site would closed and that nothing over 0.6 metres in height is placed on the land hatched red on the approved drawings.

8. Space has been provided within the rear gardens for bin and long stay cycle storage and adequate space is available at the front of the dwellings for short stay bicycle parking, the details of which would be secured by condition. A designated bin collection area has not been provided but this would also be secured by condition. Subject to the above conditions, the proposed development would not significantly alter the traffic characteristics of the A32 or be detrimental to highway or pedestrian safety. Adequate facilities have been provided for vehicular and bicycle parking and the proposal therefore complies with Policies R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

9. The Ecological Report concludes that there is no evidence of bat or badger activity at the site and Natural England has confirmed it has no objection to the proposal. However, the report identifies the presence of slow worms at the southern end of the site. A condition is therefore proposed requiring the applicant to undertake a supervised destructive search prior to the commencement of any ground clearance, in accordance with the measures set out within the Ecological Report. The site will cause no direct harm to the Portsmouth Harbour SSSI/SPA/Ramsar site which is located approximately 400 metres to the north east, beyond the Fareham Reach Industrial Estate. Subject to the above condition, the development would not harm the nature conservation interests of the site, in accordance with Policies R/DP1 and R/OS13 of the Gosport Borough Local Plan Review.

10. For this type of development it is appropriate to require an assessment to be carried out into the potential for disposing waste water by means of a sustainable drainage system (SuDS) in accordance with the principles of sustainable drainage systems set out in Planning Policy Statement 25: Development and Flood Risk, and Policies R/ENV2 and R/ENV4 and of the Local Plan Review. This would address the concerns raised by Southern Water and would be controlled by planning condition.

11. In accordance with their adopted Transport Contribution Policy, Hampshire County Council has confirmed that a sum of £37,450 is required towards highway/infrastructure improvements. The County has advised that the money would be used locally to improve the surfacing and street furniture on the corridor linking Fareham Road, Bridgemary Way, Prideaux-Brune Avenue and Gregson Avenue. As the proposed development would result in a net gain of 10no three bedroom houses, the applicant is also required to pay a sum towards the provision and/or improvement of outdoor playing space within the Borough, in accordance with Policy R/OS8 of the Local Plan Review. The sum in this case is £21,230.

12. The applicant has confirmed a willingness to enter into a planning obligation to secure the payment of the above commuted sums. Without this obligation, the proposal is unacceptable and contrary to Policies R/DP3, R/T4 and R/OS8 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

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

3. Provision of affordable housing

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is of an appropriate design and density and due to its siting and orientation will not harm the character of the area, the visual amenity of the locality, the amenities of existing or prospective residents, highway safety or the ecological interests of the site. The proposal provides 12no. affordable units of accommodation and adequate provision has been made for access, car parking, cycle parking, refuse storage and collection, drainage, open space and highway and infrastructure improvements. As such, the development complies with Planning Policy Statements 3 and 25 (PPS3 and PPS25) and Policies R/DP1, R/DP3, R/T2, R/T3, R/T4, R/T10, R/T11, R/OS8, R/OS13, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

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 be carried out in accordance with the following approved plans:

09.090 - 100 Rev B, 09.090 - 101 Rev A, 09.090 - 102 Rev B, 09.090 - 103 Rev B, 09.090 - 104 Rev B, 09.090 - 105 Rev B, 09.090 - 106 Rev B, 09.090 - 107 Rev B, 09.090 - 109 Rev B, 09.090 - 110 Rev B, 09.090 - 111 Rev B, 09.090 - 112 Rev B, 09.090 - 113 Rev B

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The development hereby permitted shall not be first occupied until the off-site highway works shown on the approved plan have been carried out to provide satisfactory access 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.

4. The new access shall be provided in accordance with the approved plans before the development hereby permitted is first occupied and thereafter retained and maintained.

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

5. The existing accesses to the site shall be closed and abandoned immediately after completion of the new access.

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

6. The development hereby permitted shall not be first occupied until the areas shown on the approved plan for the parking of vehicles have been made available, surfaced and marked out in accordance with details submitted to and approved, in writing, by the Local Planning Authority and these areas shall be retained for that purpose at all times.

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

7. No development shall take place until details, including samples and colours, of all external facing and roofing materials, shall be submitted to and approved, in writing, by the Local Planning Authority. 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.

8. No development shall take place until full details of the hard landscaping works have been submitted to and approved, in writing, by the Local Planning Authority. These details shall include hard surfacing materials, a bin collection area, lighting to the car parking area, visitor cycle parking facilities, boundary treatments, including gates, and shall be provided before the development is first occupied and thereafter retained.

Reason - In the interests of amenity, the appearance of the locality, highway and pedestrian safety and to ensure that adequate visitor cycle and refuse storage is provided, and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

9. No development shall take place until full details of the soft landscaping works have been submitted to and approved, in writing, by the Local Planning Authority. These details should include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes, the proposed number/densities, planting for the site frontage 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.

10. The approved landscaping scheme shall be completed within six months from the completion of the 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 interests of amenity and the appearance of the locality, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

11. The trees and hedges on the site which are shown to be retained (Drawing No. 09.090-109 Rev B) 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.

12. Notwithstanding the requirement of condition 9 above, the soft landscaping between points 'A-A' and 'B-B' on the approved plan (Drawing No. 09/090-100 Rev B) shall be retained to a height of at least 2 metres unless otherwise agreed, in writing, with the Local Planning Authority.

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.

13. The approved facilities for the storage of refuse shall be provided before occupation of the first dwelling and thereafter retained.

Reason - In order to protect the amenities of the area and to ensure that adequate refuse storage is provided, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

14. Before the development hereby permitted is first brought into use visitor 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 visitor cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

15. No development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SuDS) in accordance with the principles of sustainable drainage systems set out in Appendix E of PPS 25, and the results of the assessment provided to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

(i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and

(ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and

(iii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

Reason - In the interests of the safety and amenity of future occupants, to prevent pollution of the water environment and to reduce the risk of erosion, flooding and ecological damage in compliance with Policies R/DP1, R/ENV2 and R/ENV4 of the Gosport Borough Local Plan Review.

16. The measures identified in the Ecological Report, dated 10 September 2010, to mitigate the impact of the development on slow worms shall be carried out in accordance with the Ecological Report before development commences.

Reason - In the interests of nature conservation and to comply with Policies R/DP1 and R/OS13 of the Gosport Borough Local Plan Review.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), nothing over 0.60 metres in height above the level of the carriageway shall be placed or permitted to remain on the land hatched green on the approved plan (Drawing No. 09.090-100 Rev B).

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.

ITEM NUMBER: 2.
APPLICATION NUMBER: K4761/8
APPLICANT: Acorn Lodge Care Ltd
DATE REGISTERED: 16.08.2010

PROPOSED ERECTION OF TWO STOREY REAR EXTENSION TO EXISTING CARE HOME FOLLOWING DEMOLITION OF SINGLE STOREY REAR EXTENSION, REALIGNMENT OF STAIRCASE ON NORTH ELEVATION, INSTALLATION OF ADDITIONAL WINDOWS AT FIRST FLOOR LEVEL AND ROOF LIGHTS IN NORTH ELEVATION, AND INSTALLATION OF ADDITIONAL WINDOWS AT FIRST AND SECOND FLOOR LEVEL IN SOUTH ELEVATION AND CREATION OF CYCLE STORE (CONSERVATION AREA)
Acorn Lodge 3 Spring Garden Lane Gosport Hampshire PO12 1HY

The Site and the proposal

The site is located in the Urban Area and within the St George Barracks South Conservation Area. The area is characterised by a mix of Victorian and Georgian buildings of varying heights set in close proximity to one another. Many of the buildings on the west side of Spring Garden Lane have been extended at two storey height to the rear, as visible from Prince of Wales Road. The buildings are mainly in residential or office use. Number 2 is currently offices and number 4 is residential with its private amenity space situated to the west side of the building and a large detached double garage on the southern boundary. On the west side of Prince of Wales Road is a two storey terrace of residential properties.

3 Spring Garden Lane currently operates as a care home (Use Class C2). It is located on the west side of Spring Garden Lane and on the east side of Prince of Wales Road. There is a parking court to the rear of the building which takes access from Prince of Wales Road. There are 7 parking spaces marked out. There is a 1m high red brick wall around the southern side and part of the west side of this area, and a 1.8m high red brick wall along the northern boundary. There is a small fenced off area of amenity space to the west side of the building where there are a number of benches and chairs. The main garden is situated to its east side and is currently laid to lawn with a number of benches. There is a wall and wrought iron combination fence along the eastern boundary. The building itself is a three storey, red brick Victorian building with a steep pitched roof and tall sliding box sash windows. The rear (west) elevation is staggered with the northern section extending beyond the southern side. A single storey rear extension has been constructed on the southern side of the west elevation. There are entrances on the north and west elevations and the accommodation currently comprises living accommodation at ground floor and sleeping accommodation over two floors above.

The application proposes to demolish the single storey extension on the west side of the building and erect a full width, two storey extension to a depth of 4.3m beyond the existing western most part of this elevation. This would facilitate the provision of an additional 8 bedrooms with en suite facilities to increase the number of residents from 19 to 26 and provide employment for two additional members of staff. Additional lounge, bathroom, toilet and laundry space would also be provided along with staff shower and changing facilities. New windows are proposed at first floor level in the north elevation and at first and second floor levels in the south elevation. The existing fire escape staircase on the north elevation of the building is to be rearranged to run up to the building from west to east as opposed to east to west in its current format. A glazed canopy would be erected on the south side of the west elevation at ground floor level to replace the outdoor seating area currently situated here. Improvements are proposed to the main garden on the east side of the building. Six parking spaces are proposed to the rear of the building accessed direct from the highway via an extended dropped kerb.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/T2
New Development
R/T4
Off-site Transport Infrastructure
R/DP1
General Standards of Development within the Urban Area
R/BH1
Development in Conservation Areas
R/H8
Accommodation for the elderly
R/T10
Traffic Management
R/T11
Access and Parking
R/DP3
Provision of Infrastructure, Services and Facilities

Consultations

The Gosport Society	No objection.
Building Control	No objection. Discussion has taken place with the site owner and Fire Officer who indicated that provided the property was fitted with a sprinkler system the scheme would be acceptable.
Environmental Health (Commercial)	No comments.
Local Highway Authority	No objection. The combination of car parking, cycle parking and travel plan are acceptable in this location. A Transport Contribution applies. A Section 278 agreement relating to the widening of the existing dropped kerb is required.

Response to Public Advertisement

2 letters of objection

Issues raised:

- the height and width of the proposed extension is excessive
- car parking will be an issue during and post construction
- the property may be converted to flats which would exacerbate existing parking and litter problems

Principal Issues

1. The site is located in the Urban Area where the principle of this type of development is accepted provided the proposal accords with Policy R/DP1 of the Gosport Borough Local Plan Review. The conversion of the building to flats would require planning permission and the provision made for parking and refuse storage for this use would be considered under any application submitted for this change of use. The main issues are therefore the impact on the character of the St George Barracks South Conservation Area and the amenities of the surrounding area, the effect on

neighbouring properties, the residential amenity of existing and future occupants and parking and highway matters.

2. The design appropriately reflects the character of the existing building and those surrounding it. The overall massing of the building is sympathetic to the size and scale of the original building and the schemes approved at numbers 1 and 5 Spring Garden Lane. The building will extend beyond the building line of its immediate neighbours but a staggered layout is already evident in the streetscene and as the building will complement this established character and better address the streetscene to the rear it is acceptable. The properties form part of two streetscenes, however, the existing west elevation does not contribute to the Prince of Wales Road in its present format. The proposed scheme, however, resolves this issue by introducing an increased number of windows and doors which improves the interaction of the building with the public domain. The size, scale and arrangement of the windows are in proportion with the scale of the facade and the glazed canopy provides a feature of interest as well as a function. The angles of the extended roof reflect the existing roof format and the hipped arrangement to the north and south sides minimises the bulk so that the extension appears subservient to the main building at this level. The proposed roof arrangement is uncomplicated and serves to consolidate the existing arrangement which is interrupted by windows, gables and roof lights. The new windows in the existing north and south elevations will improve these elevations, introducing features of interest and breaking up large areas of unbroken brickwork. The detailing, including brick banding, plinth brick detail, stone cills and use of Conservation roof lights will all match and complement the existing building. The rearranged fire escape will have no harmful impact on the appearance of the building or the residential amenity of occupiers and neighbours, and the bike store is set back far enough from the eastern boundary of the site that it will not have a harmful impact on the Spring Garden Lane streetscene. In streetscene terms, the rearranged car parking will not have a harmful impact and the use of black wrought iron railings will visually separate the car parking from the west elevation of the building. There is a satisfactory space for refuse storage on the site. The proposals will enhance the character and appearance of the Conservation Area and the surrounding locality and therefore accord with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

3. Number 2 Spring Garden Lane is currently used as offices. There is a single storey extension to the north side of the west elevation and the remaining area to the west of the building is used for car parking. The proposed extension will increase overlooking of this car park and this is considered to be beneficial in that it increases natural surveillance. There will be no detrimental impact on the use of this building as a result of these proposals. The proposed extension will have some impact on the private amenity space serving number 4 Spring Garden Lane in terms of overlooking and overshadowing, however, the existing building at number 3 already overshadows this space and, on balance, this extension will not significantly exacerbate the current situation. The garden serving this property is already significantly overlooked by the large rear extension to number 5 Spring Garden Lane. The introduction of new windows in the north elevation will increase the degree of overlooking, however, the two windows proposed will serve one bedroom which is secondary living accommodation and will not significantly compromise the privacy of this neighbour beyond the current situation. There will be an increase in the activity at this site as a result of these proposals, however, in the context of the existing mix of uses along this section of Spring Garden Lane this will not harmfully impact the amenity of existing residential properties. The proposals therefore accord with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. Eight additional bedrooms are proposed all of which will have access to en suite facilities. A large, additional lounge is also proposed on the ground floor taking the total number of lounges within the facility to three, equating to approximately nine residents per lounge which is consistent with the existing provision. The outdoor space to the west of the building will decrease in size, however, the replacement space will be covered with a decorative glazed canopy which will be better used and as a result of the increased number and size of windows in the west elevation, have better interaction with the building. This reduction is further mitigated by the proposed improvements to the garden on the east side of the building which can be secured by condition. The site also lies in close proximity to Stoke Road Shopping Area and overall the facilities available to residents are high in both number and quality. The outlook from some of the bedrooms is limited due to the close proximity of the building to its neighbours, however, taking into consideration the

other amenities available to residents, on balance, this is considered to be acceptable. The proposal therefore accords with Policy R/H8 of the Gosport Borough Local Plan Review.

5. Seven additional residents are proposed with two additional members of staff. The shift patterns mean that the maximum number of staff on site at any one time will be 5. The number of parking spaces on site will decrease from seven to six. However, the provision of long and short stay cycle parking for staff and visitors will increase to a satisfactory level and showering and changing facilities will be provided for staff within the building. The business seeks to employ locally in order that staff can walk, cycle and use public transport to get to work. These measures form part of the Travel Plan that will be secured by condition. The site is highly accessible and located in close proximity to the Town Centre where there is a high level of car parking available. Access arrangements to the parking spaces on site will alter with access being provided to all six direct from the highway. This will improve manoeuvrability directly to and from the spaces. This will require an increase in the width of the dropped kerb adjacent to the site. To ensure this work is completed to a satisfactory standard an agreement with the County Council under Section 278 of the Highways Act 1980 will be entered into and the works have been conditioned to be completed prior to the development being brought into use to ensure satisfactory car parking facilities are provided. The re-arranged car parking will mean that vehicles cannot turn on site and could reverse into the highway, however, this will not impact harmfully on highway safety. This is not a classified road, nor a through route. The narrowness of the highway together with the availability of some on-street parking act as a visual speed deterrent meaning traffic traveling along this section of the highway will not be traveling at speeds that will conflict with reversing vehicles. The safety of the revised car parking arrangements are therefore acceptable. There is currently a limited-waiting Traffic Regulation Order in force on the west side of Prince of Wales Road with some on-street parking being retained between existing access points on the east side of the highway. The increased width of the dropped kerb will mean that on-site car parking immediately adjacent to the site will be reduced for both visitors and occupiers of surrounding residential properties. It is accepted that this will increase the demand for on street parking spaces elsewhere in the vicinity. However, this type of care facility is in demand in the Borough due to the attractiveness of this area and rising levels of those over 60 years of age. The benefits of increasing the size of this facility in this accessible location are considered to outweigh the loss of two on-street parking spaces.

6. Due to the limited width of the highway in this location it is also considered appropriate to require a Construction Traffic Management Plan to be provided. This, too, has been secured by condition. The site has good accessibility to a range of public transport networks for visitors as well as Town Centre car parking facilities. A contribution towards Transport Infrastructure, Services and Facilities will be sought to contribute towards the maintenance and improvement of the existing transport network including sustainable means of accessing the site and therefore there will be no overall detriment to the highway network. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a sum towards Transport Infrastructure, Services and Facilities, 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 transport infrastructure, services and facilities.

Reasons for granting permission:

1. Having due regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the principle of the development is acceptable in this location. It will enhance the character of the St George Barracks South Conservation Area and surrounding locality; there will be no harmful impacts on the neighbouring properties, the amenity of existing and future occupants of the development will be acceptable and there will be no harmful impacts on the

transport network. The proposal therefore complies with Policies R/DP1, R/BH1, R/H8, R/T2, R/T4, R/T10, R/T11 and R/DP3 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, the materials to be used in the construction of the glazed canopy, and the windows, doors and rendered panels to be used, 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 implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory and the development enhances the St George Barracks South Conservation Area, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

3. Elevational drawings at a scale of 1:20 and sections at a scale of 1:10 of the doors, windows, roof lights, rendered panels and glazed canopy and the method of fixing the canopy to the west elevation 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 implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory and the development enhances the St George Barracks South Conservation Area, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

4. 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, surfaced, and marked out, and these areas shall be retained for that purpose at all times thereafter.

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. The development hereby permitted shall not be brought into use before the access to the car parking area on the west side of the site shall have been provided in accordance with the approved plans and shall be retained for that purpose at all times.

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

6. No development shall take place until full details of the hard and soft landscaping works have been submitted to and approved, in writing, by the Local Planning Authority. These details should include a planting scheme showing species, numbers, densities, heights and a future maintenance scheme.

Reason - In the interests of the amenities of the residents and the appearance of the locality, and to comply with Policies R/DP1 and R/H8 of the Gosport Borough Local Plan Review.

7. The approved hard and soft landscaping scheme shall be completed within the next planting season, 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 the amenities of the residents and the appearance of the locality, and to comply with Policies R/DP1 and R/H8 of the Gosport Borough Local Plan Review.

8. Prior to the development being brought into use, the garden space to the east side of the building shall be laid out in accordance with the details approved under condition 6 and shall thereafter be retained for use as a garden for the occupiers of the premises.

Reason - To provide a satisfactory level of amenity for the occupiers of the property and to comply with Policies R/DP1 and R/H8 of the Gosport Borough Local Plan Review.

9. The development shall not be brought into use until the facilities for the storage of cycles and refuse shall have been provided and these areas shall be retained for that purpose at all times thereafter.

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

10. No development shall commence before a Construction Traffic Management Plan shall have been submitted to and approved, in writing, by the Local Planning Authority. This shall include lorry routes, parking and turning provisions to be made, measures to prevent mud from being deposited on the highway, timing of deliveries, means of storing deliveries, details of any hoardings that need to be erected, a programme for construction and a timetable for implementation of these measures. The approved measures shall thereafter be carried out in accordance with the agreed timetable.

Reason - To preserve the amenity of the neighbouring residential properties and the current occupiers of 3 Spring Garden Lane and to comply with Policies R/DP1, R/H8, R/T2 and R/T11 of the Gosport Borough Local Plan Review.

11. The measures set out in the Travel Plan, including encouraging staff and visitors to access the site via sustainable modes, employing staff locally where possible, providing cycle storage on site and providing staff shower and changing facilities, shall be adhered to at all times. The Travel Plan shall be monitored for a period of 5 years following the development being brought into use and the results shall be submitted to the Local Planning Authority annually. Reviews shall be undertaken in consultation with the Local Planning Authority and any agreed revisions to measures set out in the Travel Plan shall be implemented within 6 weeks of being agreed.

Reason - To ensure the development is satisfactory in terms of sustainable transport measures and to comply with Policy R/T2 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 3.
APPLICATION NUMBER: K13788/7
APPLICANT: Mr Graham Moyse
DATE REGISTERED: 01.06.2010

CONVERSION OF GROUND FLOOR TO SHOP (CLASS A1), SUBDIVISION OF FIRST FLOOR TO 2NO. TWO BEDROOM FLATS AND ERECTION OF A TWO STOREY BLOCK OF 2NO. FLATS (1 WITH TWO BEDROOMS, 1 WITH ONE BEDROOM) (LISTED BUILDING IN CONSERVATION AREA) (as amended by plans received 20.08.10)
The Royal Arms 37 Stoke Road Gosport Hampshire PO12 1LS

The Site and the proposal

The application site is located on the southern side of Stoke Road opposite Stoke Road Methodist Church. It is within the Stoke Road Conservation Area and Stoke Road District Shopping Centre. The site is between 11 and 13 metres wide and approximately 35 metres deep and backs onto Jamaica Place which acts as a rear service road to this and the neighbouring commercial properties. The Royal Arms Public House has been vacant for some time and is an important and notable Grade II Listed Building dating back to the early 1800's. It is a two storey building constructed in red/brown brick with a slate hung first floor rear elevation beneath a triple hipped roof of brown concrete tiles. A 1.5 storey gabled element of red brick stands beside the west boundary to the rear. To the east of this there is a relatively modern substantial single storey element with a part polycarbonate part flat roof. There is an external staircase which leads up to this flat roofed area.

There is a parapet to the front elevation which has been painted, off-set on the ground floor by a glazed canopy supported on six iron columns overhanging the pavement width, with Brickwood motifs and leaded-glazed signs. The upper floor contains three pairs of double windows and a painted sign. The ground floor contains three windows and two doors with characteristic green and brown glazed tiles to surrounds and etched windows. There is a bus stop immediately in front of the premises and a lay-by on the north side of the road. There is a further door and a number of original windows in the west side elevation which adjoins a pedestrian footpath that leads from Stoke Road to Jamaica Place. The rear elevation also contains a number of original windows at first floor level. Inside the building has been much altered over the years but there are two small part glazed porches in the public bar, one at the front the other at the rear. Remnants of plaster mouldings/covings to parts of ceilings on the ground floor remain, together with some original architraves, door linings and four panel doors at first floor level. At the rear of the site there is a relatively large courtyard/garden area, part paved and part concrete, which is bounded by 1.8 to 2 metre high brick walls along the western and southern boundaries. This wall is of two different ages and brick types neither of which is of any historical significance. There is a pair of double gates in the south east corner of the southern boundary with a drop kerb access from Jamaica Place. The eastern boundary is a 1.8 metre high block wall.

To the west of the site, beyond the footpath, is the Gosport Furniture shop. This is a two/three storey building with obscure glazed windows in its ground floor side elevation. To the east of the site there is a two storey Florist shop, beyond which lies the RAOB Club. Both these properties have flats above with an external staircase providing access to them and their first floor balconies. These properties do not have windows in their side elevations facing the application site. At the rear of the site there is a single yellow line on the north side of Jamaica Place with a lay-by on the southern side that is public highway. There are also two public car parks in Jamaica Place within easy walking distance of the site. On the southern side of the road are Chester Courts, a linked, articulated two storey flatted development. This development does have its own private car parking areas in addition to the lay-bys on the southern side of Jamaica Place.

It is proposed to demolish the single storey extension at the rear of the building and change the ground floor of the premises into a shop (Class A1). The existing internal staircase will be removed

and a new internal staircase installed to the west side of the building to provide separate and self contained access to the first floor from the existing door located in the west side elevation. Some ground floor internal walls will be removed but the two internal part glazed porches will be retained. The front elevation to the property will not change as a result of the conversion and the painted sign 'The Royal Arms' is also to be retained. The original rear wall will be reinstated with two new doors and windows within the existing openings. Part of the 1.5 storey element at the rear of the building will be used as a store room with part as a commercial bin store with a widened doorway. The first floor will be converted into 2no. two bedroom flats. A new balcony will be erected at the rear of the building utilizing the existing staircase so as to provide access to the second flat that is remote from the internal staircase. The balcony will be approximately 3.5 metres to the north of the balcony that exists on the neighbouring property located to the east. The main internal layout at first floor level will not change significantly and original architectural detailing will be retained. The existing doorway at first floor level in the rear elevation will be enlarged. The slate tile hanging at the rear of the building will be removed and the rear elevation will be finished in a pale render. There will be no new openings in the side elevation to the building. On the upper floor level of the 1.5 storey element, one opening will be bricked up in the west elevation and two windows in the east elevation. Matching bricks will be used to do this with a 50mm recess to retain the existing architectural detailing.

The existing boundary walls to the site are to be removed. A new two storey building containing 2 flats, 1 with one bedroom on the ground floor and 1 with two bedrooms on the first floor, is proposed to be erected on the Jamaica Place frontage. It will be constructed in red/brown brick with a feature double string course of brickwork at the floor level under a gabled roof of plain brown tiles. There will be no windows in the gabled west and east side elevations to the building. There will be an arched walkway under the east end of the building. There will be a subservient gable on the south facing front elevation towards the centre of the elevation with a dormer window of different sizes to either side within the dropped eaves line. There will be tile hanging to the front gables on the dormers and brick arch details over the windows. At first level there will be a pair of double doors with a Juliet balcony. The southern roof slope is to contain two solar panels. Under the archway there will be a bin storage area for the flats and door leading to a staircase serving the first floor flat. The north elevation is of a similar design but will also contain a door to the ground floor flat. The windows at first floor level will serve the kitchen, hallway and bathroom.

A new 2 metre high brick boundary wall containing a Ledge and Braced timber door is to be erected along the west side boundary between the new building and the corner of the 1.5 storey element to the Listed Building. This door will provide an alternative access to the courtyard garden area for the occupier of the flat located in the western side of the Listed Building. The southern part of the 1.5 storey element of the original building is to contain a bin store for the occupiers of the two flats located above the shop and secure cycle storage for occupiers of all four flats. In addition, there will be cycle hoops provided in the courtyard for visitors. The archway will also provide pedestrian access to the back of the shop for deliveries and general servicing arrangements.

The application is supported with a Design and Access Statement together with a Heritage Statement which details the important features of the Listed Building and how it is proposed to retain and incorporate them within the development. An Ecological Survey and Bat Report are also provided which concludes that whilst there is no evidence of any protected species being present on the site, bats were seen in the area foraging/commuting past the western elevations of the building. In order to offer enhancement to the ecology of the site the applicant has agreed to install two bat roosting units within the side elevations of the renovated Listed Building and to create gaps to allow bats access into voids beneath ridge tiles. It is also suggested that consideration be given to the installation of bird nest boxes on the site.

Relevant Planning History

K13788/2 - erection of single storey rear extension and conservatory and first floor rear fire escape - permitted 29.06.94

K13788/3 - Listed Building application - alterations and erection of single storey rear extension and conservatory and first floor rear fire escape - permitted 29.06.94

K13788/8 - current Listed Building application by the same applicant for demolition of flat roofed rear extension and conversion of ground floor to shop (Class A1) internal alterations and sub-division of first floor to 2no. flats and erection of a two storey block of 2.no flats

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/BH1
Development in Conservation Areas
- R/BH3
Development Affecting Listed Buildings
- R/S3
Principal & District Shopping Centres
- R/S6
Residential Development at Ground Floor within Defined Shopping Centres
- R/S7
Use of Upper Floors
- R/T4
Off-site Transport Infrastructure
- R/T11
Access and Parking
- R/OS8
Recreational Space for New Residential Developments
- R/OS13
Protection of Habitats Supporting Protected Species

Consultations

The Gosport Society	No objection.
Building Control	Access for Fire Brigade satisfactory.
Local Highway Authority	Being in an accessible location and close to car parks no on site parking provision required. Cycle parking shown is suitable. Transport contributions not required as the current trip rate for the existing Public House use is greater than that for the proposed retail and residential use.
Natural England	No objection. We welcome the submission of the ecological survey and the proposed incorporation of roosting opportunities for bats and the installation of bird nest boxes.

Response to Public Advertisement

2 letters of objection and 1 petition of objection containing 5 signatures

Issues raised:-

- it is good that something is being done to the building as it is a bit of a eyesore
- additional residential units will cause further problems with parking at Chester Courts

- unresolved ownership of the site
- employment figures stated misleading
- the frontage tiling to the building and canopy must be retained
- detailed features within the building should be conditioned to be retained

1 letter of observation

Issues raised:-

- concern at the accuracy of the heritage statement
- archaeological survey should be undertaken
- restoration of the canopy should return the wording to Brickwood deleting the 's' on the end

Principal Issues

1. The application site is located within the Urban Area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The application forms have been completed correctly to cover the fact that the premises are vacant and therefore there are no employees at present. In addition, the appropriate ownership certificate has been submitted with the application to reflect the fact that the owner of a small part of the site that is not registered cannot be traced or established. The Heritage Statement has provided sufficient information and it has been possible to conclude from a detailed understanding of the building that the proposals do not harm the special character of the Listed Building due to the retention of internal features of any architectural or historical significance. Therefore the main issues in this case are whether the design of the alterations are compatible with the character of this Listed Building, the impact of the new development on its setting and the character and appearance of the Stoke Road Conservation Area, the archaeological interests of the site, the interests of nature conservation, the acceptability of the design of the new dwellings and the impact on the amenities of nearby and prospective residents and the provision of car and cycle parking, refuse storage facilities and open space.

2. The building is prominent within the overall street scene due to its ornate frontage canopy and has considerable architectural character. It is important that it is found a suitable use and a shop is clearly acceptable in this location with residential accommodation above. This scheme ensures the retention and enhancement of the important features of the building both internally and externally. The frontage tiling to the building will be retained and the ornate canopy restored. The conversion works and proposed materials are sympathetic to the form of the building and the removal of the rear extension is acceptable. Conditions are proposed requiring further details of specific aspects of the development relating to alterations to the Listed Building so as to ensure the materials and historic and architectural detailing are correct and appropriate. The refurbishment and removal and replacement of the boundary wall will enhance its setting in compliance with Policy R/BH3 of the Gosport Borough Local Plan Review. The proposed layout for the rest of the site respects the historic and architectural importance of The Royal Arms and will improve the street scene in Jamaica Place. The proposed new build in the form of a dropped eaves outbuilding has been designed to reflect the character of the area where there a number of residential properties located to the rear of the commercial properties fronting Stoke Road. The detailing to this new building is in keeping with the historic context of the site and reflects the cottage style of the local vernacular. The design details add interest and character to the proposal. Given the appropriate and acceptable design of this element of the development it will have no detrimental impact on the setting of the Listed Building. As such the proposal will enhance the appearance of the Stoke Road Conservation Area and the appearance of the general area, in compliance with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

3. This is a historic site where its full development is not fully understood. The impact on the archaeology of the site can be mitigated by a condition requiring a programme of archaeological work in accordance with a written scheme of investigation to comply with Policy R/BH8 of the Gosport Borough Local Plan Review.

4. The site has good access to public transport and is in an accessible location and District Shopping Centre where higher densities are appropriate and acceptable. The proposal is similar to

other developments in the area where there is residential accommodation to the rear of commercial units. Therefore a density of approximately 100 dwellings per hectare is acceptable in this location. The proposed 1 and 2 bedroom units will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. Living above the shop is appropriate where independent access exists as is residential development to the rear of commercial properties were it does not have a detrimental impact on servicing arrangements. The proposal therefore accords with Policies R/H4, R/S6 and R/S7 of the Gosport Borough Local Plan Review and is acceptable.

5. As the neighbouring properties are shops the ground floor change of use of the premises to such a use will have no detrimental impact on the amenities of adjoining occupiers. The relationship of the converted existing building to the property located to the west will not change and as such there will be no impact in terms of loss of light or privacy to this property as a result of this development. The fact that the existing balcony is to be reduced in size and moved back in a northerly direction will improve the situation in terms of the relationship to the adjoined properties located to the east. Due to the position and design of the new flats at the rear of the site there will be no detrimental impact in terms of loss light or privacy to the sites located to the west or east. Given the relationship between habitable rooms between the rear of the Listed Building and these flats there will be no loss of privacy to prospective occupiers. 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 neighbouring or prospective occupiers.

6. There will be a small communal garden area within the development and a balcony serving one of the flats in an area where limited amenity space is common. This is a consideration for future residents. The new boundary treatment will maintain privacy between those using the amenity space and people walking past the western boundary along the adjacent footpath. The site provides adequate storage facilities for domestic, recyclable and commercial waste to the relevant capacity standards.

7. The site is in an accessible location where it is possible to live a car free lifestyle and there are car parks nearby. The proposed shop and residential use generates a notional car parking requirement of less than half that of the existing authorised use as a Public House. Therefore there is likely to be less demand for parking in the immediate area. The lack of onsite car parking is therefore acceptable in this location. The flats in Chester Courts have their own private car parking areas and use of the lay-bys in Jamaica Place and this will not change as a result of the development. 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.

8. The ecology report concludes that the site could have some ecological value and recommends measures to protect bats and encourage nesting birds. It is proposed to attach a condition to require the submission of a detailed scheme of mitigation to protect both bats and encourage nesting birds. The proposal therefore accords with Policy R/OS13 of the Gosport Borough Local Plan Review.

9. The need for transport infrastructure contributions in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review has been considered. However, the trip generation for the existing public house is greater than that for this proposed mixed retail and residential development and as such no contributions are required. The provision of four residential units on the site generates a requirement for outdoor playing space to meet the needs of prospective residents. The applicant has submitted a completed unilateral undertaking which constitutes a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8 of the Gosport Borough Local Plan Review for the units of accommodation. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. It will ensure the retention of this Listed Building and have no detrimental impact on its historic character or architectural features or its setting. The new properties will reflect the character of nearby properties located to the rear of Stoke Road and enhance the setting of the Listed Building. The development will enhance the appearance of the Stoke Road Conservation Area. The proposal will not have a detrimental impact on the amenities of neighbouring or prospective occupiers or highway safety. The development will not have an adverse impact on the interests of nature conservation. Adequate provision is made for open space and cycle and refuse storage. Necessary archaeological works are to be undertaken. As such the development complies with Policies R/DP1, R/DP3, R/H4, R/BH1, R/BH3, R/S3, R/S6, R/S7, R/T4, R/T11, R/OS8 and R/OS13 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 be carried out in accordance with the following approved plans:

- Location Plan L01, Drawing Nos. - 01 Revision C, - 02 Revision D, - 03 Revision C, - 04 Revision E, - 05 Revision G and - 06 Revision C.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. No development shall commence until a scheme for the phasing of the implementation of the development has been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason - To ensure that the works are carried out satisfactorily and to maintain the integrity and character of the Listed Building and its setting, and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. No development shall commence until a scheme of measures to support bats and encourage nesting birds within the development has been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details before the development is first brought into use or occupied and the approved measures retained thereafter.

Reason - In the interests of nature conservation and to comply with Policy R/DP1 and R/OS13 of the Gosport Borough Local Plan Review.

5. No development shall take place on the site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved scheme.

Reason - To ensure that any archaeological evidence is investigated and recorded and to comply with Policy R/BH8 of the Gosport Borough Local Plan Review.

6. 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.

7. Details of all new windows and doors to be installed in the existing building, including horizontal and vertical sections at a scale of 1:10 and details of the set back within the reveals 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.

8. Full details of the proposed external balcony and staircase, including horizontal and vertical elevations at a scale of 1:20 and details of materials and colour finish, 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.

9. Full details of the structural renovation works required to the frontage canopy 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.

10. A specification of the proposed external render to the rear elevation of the existing building, including its colour finish, 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.

11. Details, including samples, of the bricks to be used in the construction of the boundary wall, the brick bond and mortar mix 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.

12. No development shall commence until full details of the hard and soft landscaping works have been submitted to and approved, in writing, 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 areas and implementation programme.

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

13. Notwithstanding the requirements of the implementation programme approved pursuant to condition 12 above, 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.

14. The facilities hereby approved 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.

15. 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.

ITEM NUMBER: 4.
APPLICATION NUMBER: K13788/8
APPLICANT: Mr Graham Moyse
DATE REGISTERED: 28.05.2010

LISTED BUILDING APPLICATION - DEMOLITION OF FLAT ROOFED REAR EXTENSION AND CONVERSION OF GROUND FLOOR TO SHOP (CLASS A1), INTERNAL ALTERATIONS AND SUB-DIVISION OF FIRST FLOOR TO 2NO. FLATS AND ERECTION OF A TWO STOREY BLOCK OF 2NO. FLATS (CONSERVATION AREA) (as amended by plans received 20.08.10)

The Royal Arms 37 Stoke Road Gosport Hampshire PO12 1LS

The Site and the proposal

The application site is located on the southern side of Stoke Road opposite Stoke Road Methodist Church. It is within the Stoke Road Conservation Area and Stoke Road District Shopping Centre. The site is between 11 and 13 metres wide and approximately 35 metres deep and backs onto Jamaica Place which acts as a rear service road to this and the neighbouring commercial properties. The Royal Arms Public House has been vacant for some time and is an important and notable Grade II Listed Building dating back to the early 1800's. It is a two storey building constructed in red/brown brick with a slate hung first floor rear elevation beneath a triple hipped roof of brown concrete tiles. A 1.5 storey gabled element of red brick stands beside the west boundary to the rear. To the east of this there is a relatively modern substantial single storey element with a part polycarbonate part flat roof. There is an external staircase which leads up to this flat roofed area.

There is a parapet to the front elevation which has been painted, off-set on the ground floor by a glazed canopy supported on six iron columns overhanging the pavement width, with Brickwood motifs and leaded-glazed signs. The upper floor contains three pairs of double windows and a painted sign. The ground floor contains three windows and two doors with characteristic green and brown glazed tiles to surrounds and etched windows. There is a bus stop immediately in front of the premises and a lay-by on the north side of the road. There is a further door and a number of original windows in the west side elevation which adjoins a pedestrian footpath that leads from Stoke Road to Jamaica Place. The rear elevation also contains a number of original windows at first floor level. Inside the building has been much altered over the years but there are two small part glazed porches in the public bar, one at the front the other at the rear. Remnants of plaster mouldings/covings to parts of ceilings on the ground floor remain, together with some original architraves, door linings and four panel doors at first floor level. At the rear of the site there is a relatively large courtyard/garden area, part paved and part concrete, which is bounded by 1.8 to 2 metre high brick walls along the western and southern boundaries. This wall is of two different ages and brick types neither of which is of any historical significance. There is a pair of double gates in the south east corner of the southern boundary with a drop kerb access from Jamaica Place. The eastern boundary is a 1.8 metre high block wall.

To the west of the site, beyond the footpath, is the Gosport Furniture shop. This is a two/three storey building with obscure glazed windows in its ground floor side elevation. To the east of the site there is a two storey Florist shop, beyond which lies the RAOB Club. Both these properties have flats above with an external staircase providing access to them and their first floor balconies. These properties do not have windows in their side elevations facing the application site. At the rear of the site there is a single yellow line on the north side of Jamaica Place with a lay-by on the southern side that is public highway. There are also two public car parks in Jamaica Place within easy walking distance of the site. On the southern side of the road are Chester Courts, a linked, articulated two storey flatted development. This development does have its own private car parking areas in addition to the lay-bys on the southern side of Jamaica Place.

It is proposed to demolish the single storey extension at the rear of the building and change the ground floor of the premises into a shop (Class A1). The existing internal staircase will be removed and a new internal staircase installed to the west side of the building to provide separate and self contained access to the first floor from the existing door located in the west side elevation. Some ground floor internal walls will be removed but the two internal part glazed porches will be retained. The front elevation to the property will not change as a result of the conversion and the painted sign 'The Royal Arms' is also to be retained. The original rear wall will be reinstated with two new doors and windows within the existing openings. Part of the 1.5 storey element at the rear of the building will be used as a store room with part as a commercial bin store with a widened doorway. The first floor will be converted into 2no. two bedroom flats. A new balcony will be erected at the rear of the building utilizing the existing staircase so as to provide access to the second flat that is remote from the internal staircase. The balcony will be approximately 3.5 metres to the north of the balcony that exists on the neighbouring property located to the east. The main internal layout at first floor level will not change significantly and original architectural detailing will be retained. The existing doorway at first floor level in the rear elevation will be enlarged. The slate tile hanging at the rear of the building will be removed and the rear elevation will be finished in a pale render. There will be no new openings in the side elevation to the building. On the upper floor level of the 1.5 storey element, one opening will be bricked up in the west elevation and two windows in the east elevation. Matching bricks will be used to do this with a 50mm recess to retain the existing architectural detailing.

The existing boundary walls to the site are to be removed. A new two storey building containing 2 flats, 1 with one bedroom on the ground floor and 1 with two bedrooms on the first floor, is proposed to be erected on the Jamaica Place frontage. It will be constructed in red/brown brick with a feature double string course of brickwork at the floor level under a gabled roof of plain brown tiles. There will be no windows in the gabled west and east side elevations to the building. There will be an arched walkway under the east end of the building. There will be a subservient gable on the south facing front elevation towards the centre of the elevation with a dormer window of different sizes to either side within the dropped eaves line. There will be tile hanging to the front gables on the dormers and brick arch details over the windows. At first level there will be a pair of double doors with a Juliet balcony. The southern roof slope is to contain two solar panels. Under the archway there will be a bin storage area for the flats and door leading to a staircase serving the first floor flat. The north elevation is of a similar design but will also contain a door to the ground floor flat. The windows at first floor level will serve the kitchen, hallway and bathroom.

A new 2 metre high brick boundary wall containing a Ledge and Braced timber door is to be erected along the west side boundary between the new building and the corner of the 1.5 storey element to the Listed Building. This door will provide an alternative access to the courtyard garden area for the occupier of the flat located in the western side of the Listed Building. The southern part of the 1.5 storey element of the original building is to contain a bin store for the occupiers of the two flats located above the shop and secure cycle storage for occupiers of all four flats. In addition, there will be cycle hoops provided in the courtyard for visitors. The archway will also provide pedestrian access to the back of the shop for deliveries and general servicing arrangements.

The application is supported with a Design and Access Statement together with a Heritage Statement which details the important features of the Listed Building and how it is proposed to retain and incorporate them within the development.

Relevant Planning History

K13788/2 - erection of single storey rear extension and conservatory and first floor rear fire escape - permitted 29.06.94

K13788/3 - Listed Building application - alterations and erection of single storey rear extension and conservatory and first floor rear fire escape - permitted 29.06.94

K13788/7 - current planning application by the same applicant for conversion of ground floor to shop (Class A1) sub-division of first floor to 2no. two bedroom flats and erection of a two storey block of 2.no flats (1 with two bedrooms and 1 with one bedroom)

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/BH3
Development Affecting Listed Buildings

Consultations

Ancient Monument Society	No response.
Council For British Archaeology	No response.
English Heritage	We do not consider that it is necessary to notify English Heritage of this application.
Society For The Protection Of Ancient Buildings	No response.
Twentieth Century Society	No response.
The Georgian Group	No response.
The Gosport Society	No objection.
The Victorian Society	No response.

Response to Public Advertisement

2 letters of objection and 1 petition of objection containing 5 signatures

Issues raised:-

- it is good that something is being done to the building as it is a bit of a eyesore
- additional residential units will cause further problems with parking at Chester Courts
- unresolved ownership of the site
- employment figures stated misleading
- the frontage tiling to the building and canopy must be retained
- detailed features within the building should be conditioned to be retained

1 letter of observation

Issues raised:-

- concern at the accuracy of the heritage statement
- archaeological survey should be undertaken
- restoration of the canopy should return the wording to Brickwood deleting the 's' on the end

Principal Issues

1. The issues raised by objectors to the proposal have been fully considered within the context of the consideration of planning application K13788/7. The frontage tiling to the building will be retained and the ornate canopy restored. The Heritage Statement has provided sufficient information and it has been possible to conclude from a detailed understanding of the building that the proposals do not harm the special character of the Listed Building due to the retention of internal features of any architectural or historical significance. Therefore the only issue in this case is the impact of the alterations and proposed new flat block on the historic and architectural character and appearance of this Grade II Listed Building and its setting.

2. The building is prominent within the overall street scene due to its ornate frontage canopy and has considerable architectural character. It is important that it is found a suitable use and a shop is clearly acceptable in this location with residential accommodation above. This scheme ensures the

retention and enhancement of the important features of the building both internally and externally. The frontage tiling to the building will be retained and the ornate canopy restored. The conversion works and proposed materials are sympathetic to the form of the building and the removal of the rear extension is acceptable. Conditions are proposed requiring further details of specific aspects of the development relating to alterations to the Listed Building so as to ensure the materials and historic and architectural detailing are correct and appropriate. The refurbishment and removal and replacement of the boundary wall will enhance its setting in compliance with Policy R/BH3 of the Gosport Borough Local Plan Review. The proposed layout for the rest of the site respects the historic and architectural importance of The Royal Arms and will improve the street scene in Jamaica Place and will not have a detrimental impact on the setting of the Listed Building.

RECOMMENDATION: Grant Listed Building Consent

Reasons for granting permission:

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. It is of an appropriate design and does not have any detrimental impact on this Listed Building or its setting. As such the development complies with Policy R/BH3 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The works 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 18 of the Planning (Listed Buildings and Conservation Area) Act, 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan L01, Drawing Nos. - 01 Revision C, - 02 Revision D, - 03 Revision C, - 04 Revision E, - 05 Revision G and - 06 Revision C.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. No development shall commence until a scheme for the phasing of the implementation of the development has been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason - To ensure that the works are carried out satisfactorily and to maintain the integrity and character of the Listed Building and its setting, and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. No development shall take place on the site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved scheme.

Reason - To ensure that any archaeological evidence is investigated and recorded and to comply with Policy R/BH8 of the Gosport Borough Local Plan Review.

5. 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.

6. Details of all new windows and doors to be installed in the existing building, including horizontal and vertical sections at a scale of 1:10 and details of the set back within the reveals, 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.

7. Full details of the proposed external balcony and staircase, including horizontal and vertical elevations at a scale of 1:20 and details of materials and colour finish, 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.

8. Full details of the structural renovation works required to the frontage canopy 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.

9. A specification of the proposed external render to the rear elevation of the existing building, including its colour finish, 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.

10. Details, including samples, of the bricks to be used in the construction of the boundary wall, the brick bond and mortar mix 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: 5.
APPLICATION NUMBER: K17848
APPLICANT: Monkey Bizness Ltd
DATE REGISTERED: 05.08.2010

**CHANGE OF USE OF LAND FROM GRASSLAND TO OVERFLOW CAR PARK
PROVIDING FORTY PARKING SPACES
Land To East Of Aerodrome Road Gosport Hampshire PO13 0GW**

The Site and the proposal

This triangular piece of unused grass lies on the east side of Aerodrome Road. It has open boundaries on the east and west sides. A ditch runs along the western side of the site. On the northern boundary is a 2.5m high mesh wire fence and beyond is a caravan storage area. There are unadopted concrete roads running along the east and west sides of the land which provide secondary access to the Defence Storage & Distribution Agency (DSDA) site to the north.

It is proposed to use the land for overflow car parking for Monkey Bizness, a children's indoor play area, which operates from Unit 1 Frater Gate Business Park. The play facility current has 42 available parking spaces present on site but recent growth in the business has placed pressure on the existing on-site car parking facilities.

The proposal involves the laying of a compacted scalping surface on the northern part of the site which would be surrounded with 450mm high diamond bird lip fencing. Vehicle access would be to the east side of the site with pedestrian access to the west provided by timber sleepers spanning the ditch. The southern part of the site would be retained as long grass with the boundaries left open and any earth moved as a result of the car park levelling would be mounded in the north east corner of the site.

An amended plan has been submitted providing a 2m buffer along the northern edge of the site.

An Ecology Report supports the application.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/T11
Access and Parking
- R/OS13
Protection of Habitats Supporting Protected Species
- R/OS1
Development Outside of the Urban Area
- R/CH1
Development within the Coastal Zone

Consultations

Crown Estate Office	No response.
Defence Estates	No response.

Natural England	No objection. Concur with conclusions reached in the Ecology Report in respect of Brent Geese. There will be no harmful impact on this species. There are Slow Worms and Common Lizards on site, however, implementation of the mitigation measures set out in the ecology report will ensure there will be no harm to these protected species.
Wildlife Trust (Hants & IOW)	No response.
Streetscene (Parks & Horticulture)	No objection. All plant species correctly identified.
Local Highway Authority	No objection. This part of Aerodrome Road is not yet adopted. The access to the parking area is satisfactory.
Crime Prevention & Design	As the vehicle parking is remote, CCTV monitoring should be employed and signs provided instructing users to remove property from within their vehicles and ensure their vehicles are securely locked.
RSPB	The Ecology report correctly identifies that Brent Geese prefer large open areas of grassland and therefore the application site is unsuitable for feeding. Consideration should be given to requiring an alternative grazing area where possible.

Response to Public Advertisement

1 letter of representation

Issues raised:

- mitigation measures are sufficient to protect wildlife habitats in the area
- the car park should be returned to its natural state if the car park is no longer needed

Principal Issues

1. The north eastern corner of the site falls outside of the Urban Area and within the Coastal Zone where policies R/OS1 and R/CH1 seek to prevent inappropriate development. A topsoil mound is proposed for this small area of the site which is compatible with open nature of the land to the east and will provide opportunities for additional habitat creation. It is therefore considered that the proposal is not in conflict with the aims and objectives of these policies. The main issues in this case are the impact of the proposal on the character of the area, highway safety and the interests of nature conservation.

2. The application proposes hardstanding on only the northern half of the site meaning its visual appearance on approach from the south would not significantly alter. The materials schedule suggests the finish would be 'woodland like' and this will be controlled by condition. The low fencing proposed will be screened from the south and east by the existing grasses and the topsoil mound. The fencing and parked vehicles would be visible from the west beyond the retained ditch but this would be consistent with the industrial character of the area to the west. The area is regularly patrolled by Defence Estates police negating the need for CCTV to be installed which could have a

detrimental visual impact on the area. The proposal therefore accords with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Safe access and turning can be achieved. Aerodrome Road is not currently adopted but already provides access to a number of units in this part of Frater Gate Business Park. The applicant indicates that the growth of the business has put pressure on the existing parking facilities and surrounding roads and the proposal will help to address this problem at busy times. The additional activity associated with an increased number of cars visiting this part of the site is acceptable given the industrial character of the area. The applicant seeks to provide additional disabled access parking spaces in the existing car park in order to comply with the Disability Discrimination Act 2005. The proposal therefore accords with Policy R/T11 of the Gosport Borough Local Plan Review.

4. The site lies at the eastern end of the Brent Geese Strategy site G18. The ecology report concludes that Brent Geese are unlikely to use this section of ground for feeding and are not likely to do so in the future due to the presence of high fences, buildings and trees, the roads and regular disturbance by people. Natural England and the RSPB concur with this view and are satisfied that the proposal will not have a harmful impact on Brent Geese. Each consultee has recommended that additional feeding grounds within site G18 be provided if possible. This land does not fall within the control of the applicant and therefore cannot be secured through this application, however, could be addressed through the Local Development Framework process and has been identified to the Council's Planning Policy team. The application site supports breeding populations of Slow Worms and Common Lizards but these are mainly located within the southern part of the site that will be unaffected by these proposals. The translocation of any of these species present within the northern part of the site and a subsequent management regime are proposed and will be controlled by condition. The proposal will therefore have no harmful impact on any features of nature conservation interest. The proposal therefore accords with Policy R/OS13 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 materials considerations, the proposal will not have a harmful impact on the appearance of the area, or features of nature conservation interest and will improve the parking facilities available to an existing business. The proposal therefore accords with the aims and objectives of Policies R/OS1 and R/CH1 and Policies R/DP1, R/T11 and R/OS13 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. Development shall not be begun before details of the ground materials and fencing shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be completed in accordance with the agreed details.

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

3. The development shall not be brought into use before the pedestrian access on the west side of the site shall be provided and thereafter retained at all times.

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

4. No development shall take place during the ground-nesting bird season between March and October unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To prevent any harm to ground-nesting birds and to comply with Policy R/OS13 of the Gosport Borough Local Plan Review.

5. The development shall be carried out strictly in accordance with the mitigation measures set out in the Ecology report received on 5 August 2010, including the measures set out in paragraphs 3.6 to 3.12, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To prevent any harm to protected species and to comply with Policy R/OS13 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 6.
APPLICATION NUMBER: K4505/3
APPLICANT: Mr Timothy Ward
DATE REGISTERED: 16.07.2010

CHANGE OF USE FROM SHOP (CLASS A1) TO RESTAURANT/CAFE (CLASS A3)
(CONSERVATION AREA)
41 High Street Gosport Hampshire PO12 1DL

The Site and the proposal

The application site is located within the Gosport Town Centre Principal Shopping Centre and High Street Conservation Area on the northern side of the High Street. The building comprises a vacant three storey premises previously a bookshop. It is constructed in brickwork under a plain clay tiled hipped roof screened by a parapet at the front of the building stepping down to two storeys and then to a single storey element at the rear. The rear elements have flat roofs. It contains a glazed shop front with a low stall riser and central doorway. At the rear of the site there is a small courtyard with space to store refuse bins. The building to the west is two storey in height and contains Mann Estate Agents. To the east is The News office and Barclays Bank both of which are of three storey height. There is a narrow walkway, Wises Alley, adjacent to the bank which leads to the rear service road and public car park situated to the east of the site. The buildings to either side of the application site contain no windows in their side elevations. At the rear of the site there is Hobbs Court, a three storey development containing flats. There are no windows in the southern rear elevation facing the application site. There is one window in the third floor facing east but this at the extreme rear of the application site and overlooks the public car park.

The applicant proposes to change the use of the premises from a retail shop to a restaurant/cafe, operating under Use Class A3. The property has stood empty for approximately two years and as such he wishes to be able to also market the property with consent for use as a restaurant/café. As no tenant for the property has been secured he is unable to submit plans for any required ventilation/filtration system at this stage. However, he believes such a system could be installed at the rear of the premises so as not to cause any noise, odour or visual problems.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/BH1
Development in Conservation Areas
- R/S3
Principal & District Shopping Centres
- R/T11
Access and Parking
- R/ENV10
Noise Pollution

Consultations

The Gosport Society	No objection.
Environmental Health (Commercial)	No objection subject to a condition requiring

details of the ventilation/extraction system and maintenance to be submitted and installed prior to the use commencing.

Response to Public Advertisement

Nil

Principal Issues

1. The main issues in this case are the impact of the proposed A3 use on the vitality and viability of the Gosport Town Centre Principal Shopping Centre, whether it will preserve or enhance the character and appearance of the Conservation Area, the adequacy of parking, refuse and servicing arrangements and the impact of the proposal on adjoining occupiers.
2. Policy R/S3 of the Gosport Borough Local Plan Review permits all Class A uses at ground floor level within the Principal Shopping Centre provided that not more than 33% of the commercial establishments comprise uses falling outside of Classes A1 and A2. The proposed change of use will not result in this threshold being exceeded. Moreover, the application site is currently vacant and the introduction of a restaurant will therefore help to enhance the vitality and viability of the Principal Shopping Centre. The principle of the proposed change of use is therefore acceptable in this location and complies with Policies R/DP1 and R/S3 of the Gosport Borough Local Plan Review.
3. The proposal could also bring back into economic use a vacant building and as such is likely to ensure it is maintained. No alterations are proposed to the building at this stage and as such the proposal will preserve the character and appearance of the High Street Conservation Area. Therefore the proposal complies with Policy R/BH1 of the Gosport Borough Local Plan Review.
4. The application site is located in a Principal Shopping Centre with good links to public transport and is close to a number of public car parks. Notwithstanding this, the proposed A3 use will not result in an increased demand for parking over and above that which would be expected from the approved retail use. In light of the above, and in considering the availability of parking at the rear of the site, the proposed change of use will not have a detrimental impact on traffic or parking conditions in the locality. Refuse from the restaurant will be stored at the rear of the site as previously. The premises will continue to be serviced as at present. The development will not therefore have a negative impact on the servicing arrangements of any adjoining uses. As such, it complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.
5. The level of activity associated with an A3 use is similar to many other establishments within the High Street that are acceptable in a Principal Shopping Centre location. The comings and goings of customers in cumulation with other similar uses in the area will not therefore result in any significant disturbance to the occupiers of the adjoining properties over and above that which exists in the area. The use will require the installation a ventilation/filtration system which can be installed in a discreet location at the rear of the premises distant from the upper floor window located in Hobbs Court. The Head of Environmental Health has confirmed that a system can be designed, installed and maintained in such a manner that it does not cause any noise or odour nuisance to local residents. A condition is proposed to cover this matter. As such, the proposal complies with Policies R/DP1 and R/ENV10 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 proposed change of use is acceptable in this location. The development will enhance the vitality and viability of the Gosport Town Centre Principal Shopping Centre. It will preserve the character and appearance of the Conservation Area. It will not have a significant detrimental impact on the traffic or parking conditions in the locality, the amenities of nearby residents through noise or smell generation, or servicing arrangements. As such, the proposal complies with Policies R/DP1, R/S3, R/BH1, R/T11 and R/ENV10 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

2. Before the development hereby permitted is first brought into use a ventilation/filtration system shall be installed and subsequently maintained in accordance with a detailed scheme submitted to and approved, in writing, by the Local Planning Authority.

Reason - To protect the amenities of surrounding properties, and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 7.
APPLICATION NUMBER: K8493/28
APPLICANT: Gosport Borough Council
DATE REGISTERED: 24.08.2010

REGULATION 3 - CONSTRUCTION OF DISABLED PERSONS RAMP TO CIVIC ENTRANCE (CONSERVATION AREA)
Town Hall High Street Gosport Hampshire PO12 1EB

The Site and the proposal

The application site is located on the southern side of the pedestrianised High Street within the High Street Conservation Area. The civic entrance to the Town Hall is located on the western side of the building under a supported roof above which the Council Chamber is located. The existing timber double doors and side windows are set back within a recess at the top of two Portland stone steps. This part of the building and the supports to the Council Chamber are clad in Portland Stone with green slate cladding at low level. The surfacing material in the immediate area is red/brown brick paviors. In close proximity to the civic entrance there are planters attached to the building which have a cast iron two rail post system with ball finials around them.

It is proposed to construct a new access ramp and steps to the entrance. The proposed ramp will sit parallel to the wall of the building and have a gradient of 1:12 over its 4 metre length. It will be approximately 1.5 metres wide and have hand rails to both sides terminating at an enlarged landing area providing level access to the existing double doors. The ramp is to be constructed in blockwork clad in green slate to form the dwarf walls, to match the adjacent low level materials to the building. The dwarf wall is to be capped with a reconstituted stone coping to mimic the Portland Stone cladding to the walls and columns adjacent. The handrails are of the same design as those used on the nearby planters and will be decorated green with gold hoops to match the adjacent street furniture. The surface of the ramp and landing is to be paviors to match the existing area with buff coloured blister paving at the top and bottom of the ramp and new steps. The works will allow both wheelchair bound and ambulant disabled persons to access the building without the need to use the main reception area.

Relevant Planning History

Nil

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.
Building Control	The proposal is acceptable and makes provision for disabled people.
Property Services	Support proposal.

Response to Public Advertisement

Nil

Principal Issues

1. The main issues in this case are the acceptability of the design of the alterations, whether the proposal will preserve or enhance the character and appearance of the Conservation Area, the provision of safer access for all and the impact on the visual amenities of the area.

2. The ramp and steps are purpose designed and will provide better access to the building for staff and visitors as they are safer and more accessible to use by all. The works are of an appropriate and complementary design and will preserve the character and appearance of the Conservation Area and will not have a detrimental impact on the visual amenities of the area. The proposal therefore complies with Policies R/DP1 and R/BH1 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 proposed development is acceptable in this location. It is of an appropriate design, will preserve the character and appearance of the Conservation Area, will provide safer access to the building and will not have a detrimental impact on the visual amenities of the area. As such, the proposal complies with 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drawing No. PTL 1388/01, - Drawing No. PTL 1388/02 and - Drawing No. PTL 1388/03.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The materials used in the construction of the development hereby approved shall comply with the following specification:

Ramp and steps - blockwork clad in green slate, reconstituted stone copping, red/brown brick paviors and buff coloured blister paving

Handrails - Broxap Medlock Slimline cast iron 2 rail post system with ball finial decorated green with gold hoops

Reason - To ensure that the external appearance of the development is satisfactory and compatible with the character of the Conservation Area, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.