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8 March 2010

S U M M O N S

MEETING: Regulatory Board
DATE: 16 March 2010
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Lisa Reade

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Carter (Chairman)
Councillor Geddes (Vice Chairman)

Councillor Allen	Councillor Hicks
Councillor Mrs Bailey	Councillor Hylands
Councillor Ms Ballard	Councillor Miss West
Councillor Dickson	Councillor Wright

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

FIRE PRECAUTIONS

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

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

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

IMPORTANT NOTICE:

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

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

NOTE:

- i. 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 16 FEBRUARY 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, 12 March 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, 12 March 2010).

6. HISTORIC BUILDINGS GRANT OFFER – 17 PEEL ROAD, GOSPORT

To advise the Board of an application for Grant aid under section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for replacement windows at 17 Peel Road, Gosport.

PART II
Contact Officer.
Alexandra
Rowse
Ext 5414

7. HISTORIC BUILDING GRANT OFFER – METHODIST CHURCH, STOKE ROAD

To advise the Board of an application for Grant aid under section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Methodist Church, Stoke Road, Gosport.

PART II
Contact Officer.
Alexandra
Rowse
Ext 5414

Regulatory Board
16 March 2010

PART II
Contact Officer:
Debbie Gore
Ext 5455

8. REPORTS OF THE DIRECTOR OF PLANNING AND ECONOMIC
DEVELOPMENT SERVICES

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 –44/1)*

9. ANY OTHER ITEMS

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

Board/Committee:	REGULATORY BOARD
Date of Meeting:	16 MARCH 2010
Title:	HISTORIC BUILDINGS GRANT OFFER– 17 PEEL ROAD, GOSPORT
Author:	DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES
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 replacement windows at 17 Peel Road, Gosport.

Recommendation

The Board approves an offer of £2, 309.58 (or 15% of the final cost, whichever is the lesser sum) towards the costs of the replacement of six timber windows at 17 Peel 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 building of historic interest in a Conservation Area, such as 17 Peel Road, would be eligible for a grant of up to 15% of the total cost of repair or restoration works.

- 1.2 An application has been made by the owners of 17 Peel Road for grant assistance towards the cost of replacing six traditional sash windows which were in poor condition, with matching timber replacements.

17 Peel Road forms part of an important group of mid 19th century properties located within the Peel Road Conservation Area. These properties are uniformly of two storeys in height with stucco facades and timber sash windows. Although the buildings are of Victorian date they follow an early 19th Century Regency style.

The proposed 'like for like' renewal of the timber sash windows would be eligible for grant assistance as the works would ensure that the special character of the building, and the contribution it makes to the setting of the Conservation Area, is preserved.

2.0 Conclusion

- 2.1 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 Peel Road Conservation Area.

Financial implications:	There is sufficient unallocated budget in the Repair & Renovation Grants to cover this offer.
Legal implications:	The Council has the power to make such grants
Service Improvement Plan:	
Corporate Plan:	
Risk assessment:	
Background papers:	
Appendices/enclosures:	Copy of location plan.
Report author/Lead Officer:	Alexandra Rowse, Conservation & Design Officer

Board/Committee:	REGULATORY BOARD
Date of Meeting:	16 MARCH 2010
Title:	HISTORIC BUILDINGS GRANT OFFER– METHODIST CHURCH, STOKE ROAD
Author:	DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES
Status:	FOR APPROVAL

Purpose

To advise the Board about an application for grant aid under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Methodist Church, Stoke Road, Gosport.

Recommendation

The Board approves an offer of £1, 839.58 (or 20% of the final cost, whichever is the lesser sum) towards the costs of repairing stone work on the main south window of the Methodist Church on Stoke 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 building of historic interest in a Conservation Area, such as the Methodist Church, would be eligible for a grant of up to 15% of the total cost of repair or restoration works. The terms of the Historic Buildings Grant additionally allows for a further 5% for works requiring the input of specific craft skills.
- 1.2 The Methodist Church is situated within the Peel Road Conservation Area and is directly adjacent to the Stoke Road Conservation Area. Stoke Road Methodist Church was built in the early 20th century. It is constructed of red brick in Gothic style and is an important landmark at the entrance to the Conservation Area as well as along Stoke Road. The main south window dates from the original construction of the church. Located in a prominent location, the window faces directly onto Stoke Road. The sandstone tracery to the window is deteriorating rapidly and some large pieces of stonework have detached from this tracery. The proposed works comprise the renewal of six sections of stone tracery, three sections of stone mullions, mortar repairs to further areas of tracery and areas of re-pointing to the stonework surround.

- 1.3 The restoration of the window requires specialist input and the Church has received quotations from appropriately qualified stonemasons. Two quotations have been submitted. The lowest quotation, provided by Cathedral Works Organisation Ltd, totals £9,197.92 including VAT. The lower of two comparable quotes for each item (including VAT) forms the basis of this recommendation. Due to the specialist nature of this work it would qualify for the 5% additional contribution above the 15% grant assistance applicable for historic buildings in Conservation Areas as noted in paragraph 1.1.

2.0 Conclusion

- 2.1 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 Peel Road Conservation Area and a landmark building on Stoke Road.

Financial implications:	There is sufficient unallocated budget in the Repair & Renovation Grants to cover this offer.
Legal implications:	The Council has the power to make such grants
Service Improvement Plan:	
Corporate Plan:	
Risk assessment:	
Background papers:	
Appendices/enclosures:	Location plan.
Report author/Lead Officer:	Alexandra Rowse, Conservation & Design Officer

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

16th March 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.

INDEX				
<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	3	K5744/22	24 Crescent Road Gosport Hampshire PO12 2DH	Grant Permission
02.	10	K5744/23	24 Crescent Road Gosport Hampshire PO12 2DH	Grant Listed Building Consent
03.	15	K2877/5	The Wych Way Inn 163 Wych Lane Gosport Hampshire PO13 0NW	Grant Permission
04.	18	K6230/9	89 Stoke Road Gosport Hampshire PO12 1LR	Grant Permission
05.	23	K16416/24	Granary And Bakery Weevil Lane Gosport Hampshire PO12 1FX	Grant Listed Building Consent
06.	27	K5112/5	97 Palmyra Road Gosport Hampshire PO12 4EE	Grant Permission
07.	31	K17753	Land At Junction Of Howe Road And Grange Road Gosport	Grant Temporary Consent
08.	36	KA1408	Land At Junction Of Howe Road And Grange Road Gosport Hampshire	Grant Advert Consent
09.	38	K15583/2	1 Homer Close Gosport Hampshire PO13 9TJ	Grant Permission
10.	43	K17777	Land To The West Of Grange Road Gosport Hampshire	See report

ITEM NUMBER: 01.
APPLICATION NUMBER: K5744/22
APPLICANT: Mr R Bezani
DATE REGISTERED: 07.01.2010

RETENTION OF EXISTING WORKS AND FURTHER WORKS FOR ALTERATIONS AND EXTENSIONS TO EXISTING HOTEL INCLUDING NEW KITCHEN EXTRACTION SYSTEM (AMENDMENT TO PLANNING CONSENT K5744/20) (LISTED BUILDING IN CONSERVATION AREA)

24 Crescent Road Gosport Hampshire PO12 2DH

The Site and the proposal

Listed Building and planning consent were granted last year to increase the number of rooms at the Anglesey Hotel by a further 8, by extending the premises to the rear and into an enlarged mansard roof at third floor level. The works on site have been monitored by officers whilst dealing with detailed conditional matters and it became apparent from the works being undertaken that the height and detailing of the mansard roof and positioning of the dormer windows did not comply with the approved plans. However it was evident from the site visits made that there were inaccuracies in the drawings as a result of a mistake made in the original survey and as such it was not possible to build the extension in accordance with the approved plans. The roof has subsequently been lowered so that it only projects 3.4 metres above the parapet as originally approved and the dormer windows have been repositioned above the line of the windows on the floor below. The dormers are also set lower within the roof as previously approved. An amended planning application has been submitted incorporating slightly altered roof and window detailing along with the inclusion of a new kitchen extraction system. To reflect the dimensions of the site and maintain the previously approved roof height a flat top has been incorporated at the southern end of the roof where it adjoins the main building. The angle of this mansard roof has also been amended and the dormer windows, where they appear above the parapet, are 1.3 metres high rather than 1.4 metres as previously approved. The windows that were in the original north elevation are now to be reused in the new north elevation. The detailing to the two new large windows in the north west elevation will match the design of the existing retained windows in this elevation. A Listed Building application has also been submitted for the same works.

Drawings to show the changes between the approved and proposed development will be available at the Regulatory Board.

The Anglesey Hotel is located on the northern side of Crescent Road at the junction with St Mark's Road within the Anglesey Conservation Area. It is a four storey building that steps down in height to the rear and has painted stucco walls. It forms the south eastern end of a curved terrace of Grade II * Listed Buildings and dates from the 1830's. The Hotel has an existing extension dating to the later 19th Century that appears to have been remodelled in the early 20th Century with a new ground floor elevation.

The main entrance to the hotel is situated along the back edge of the pavement fronting onto St Mark's Road as is a door providing access to the bar area located to the rear of the premises. To the rear of the building there are folding timber gates providing access to the rear yard and garden adjacent to a block of five single storey garages. To the rear of the garages there is a 2 metre high brick boundary wall fronting Anglesey Arms Road. There is a brick boundary wall separating the site from the rear garden serving 23 Crescent Road. This is a residential property 4 storeys high with a pair of windows on each floor on the rear elevation. It has a long back garden and a relatively large front garden. At the back of the hotel building there is a flat roofed brick built extension which steps down to a recently constructed matching brick built flat roofed extension providing a cold store at the rear of the adjacent hotel kitchen. On the top of these extensions there is a black painted metal fire escape staircase into the rear yard.

Crescent Gardens are located to the front of the application site on the opposite side of Crescent Road where there is a layby that provides on street parking facilities. To the side of the Hotel is St Mark's Road. On the other side of the road is Ambleside Court, a 1960's block of flats, and garages and maisonettes fronting The Lane. There are no windows to habitable rooms in the side elevation to Ambleside Court facing the application site. There are no windows in the side elevation to the maisonette facing the application site. A disused walled cemetery, the site of St Mark's Church, is situated to the north of The Lane. In St Mark's Road, opposite the Hotel, bollards have been placed in the pavement by Hampshire County Council to restrict parking on that side of the road. Immediately to the rear of the application site on the opposite side of Anglesey Arms Road there is the side elevation containing secondary windows of a two story house, 22 St Mark's Road. The remainder of Anglesey Arms Road is characterised by two storey dwellings of different ages and types but with an overall cottage style.

The extension as previously permitted and as proposed will contain 6 rooms with a further 2 rooms at third floor level on the parapet roof to the existing three storey element to the building linking to the 4 storey front part of the main building. The new mansard roof with its flat top will be 2 metres higher than the existing hipped roof to the three storey element to the building whilst remaining 600mm below the level of the frontage roof serving the main part of the building as previously approved. In addition an internal lift will be provided to the top floor and passageways on the north west elevation would connect all bedrooms. The new enclosed fire escape would come down from the third floor and join with the existing external fire escape at first floor level positioned approximately 1 metre away from the boundary with 23 Crescent Road.

The proposal still makes provision for 5 on site parking spaces. This will be achieved by making two of the garages available for customer parking. In addition part of the modern rear brick boundary wall will be removed to open up part of the garden area to provide a further customer parking space and two tandem spaces for staff parking. An area is also identified for providing cycle parking. New painted ledged and braced close boarded gates will be provided between brick piers to the parking area adjacent to Anglesey Arms Road. The access to the parking area is currently obstructed by a lighting column however an application to Hampshire Highways has been submitted and approved to move the column 1.4 metres to the west clear of the proposed access.

The extension is designed to reflect the character of the original building. The lift will be capable of carrying a wheelchair plus at least one other person thus enabling disability access to all floors. Stucco painted walls will be continued to the main public elevations. The parapet walls will continue the details and architectural features of the existing building. The whole of the elevation to St Mark's Road will be repainted to ensure new and old blend together in a paint that is in keeping with the facade of the Crescent. The rainwater goods will be white painted metal. The treatment of the rear elevation facing Anglesey Arms Road will be render to continue the design and proportion of the St Mark's Road elevation. It will contain reused central timber windows from the original rear elevation. The overall bulk and height of this rear elevation is subservient to the main roof achieved by wrapping the mansard roof around the corner. The roof is to be constructed in matching natural slate with lead ridge flashing to match the main roof. The windows in this roof will be lead clad dormer windows with white painted timber framed single glazed sliding sash windows. The inner north west facing side elevation is to match in facing brickwork the more random form and appearance of the rear of the building. The style of the windows and detailing to the cills and brick lintels will match the originals. The new windows to this elevation will have obscure glazing by means of an applied film. The roof shape over the proposed fire escape minimises its bulk and possible overshadowing. It will follow the main roof slope down from the main roof with matching natural slates. Matching facing brickwork, Old Sarum Red Blend, will be used to construct the extension in an appropriate matching bond using a lime mortar and agreed form of pointing. Black painted fascia, gutter and rainwater goods will be used to match the existing located on the rear of the building. The existing external kitchen extract ducting will be removed from the rear elevation of the building. A new purpose designed system is to be installed screened in the main from the rear by the new enclosed fire escape. The flue will go up inside the fire escape staircase exiting through the roof on the north west side of the building below the level of the top of the new mansard roof. A photographic record of the secondary staircase to be removed to accommodate the proposed lift

and stores has been submitted with the application. In addition full details have been provided of the window and dormer designs and proposed double gates to the parking area.

Relevant Planning History

K5744/13 - Erection of single storey rear extension and replacement external staircase (Listed Building in Conservation Area) permitted 03.05.05.

K5744/14 - Listed Building application - erection of single storey rear extension and replacement external staircase (Conservation Area) permitted 03.05.05.

K5744/16 - Retention of single storey rear extension, external staircase and 3no. condenser units (amendments to consent K5744/13) and further works for the installation of a door in the rear elevation of the main building and retention of boundary gates (Listed Building in Conservation Area) permitted 21.02.08.

K5744/17 - Listed Building application - retention of single storey rear extension, external staircase and 3no. condenser units (amendments to consent K5744/14) and further works for the installation of a door in the rear elevation of the main building and retention of boundary gates (Conservation Area) permitted 30.04.08.

K5744/18 - Alterations and extension to existing hotel to provide disabled access via passenger lift and additional bedroom accommodation (Listed Building in Conservation Area) permitted 21.02.08.

K5744/19 - Listed Building application - alterations and extension to existing hotel to provide disabled access via passenger lift and additional bedroom accommodation (Conservation Area) permitted 30.04.08.

K5744/20 - Alterations and extensions to existing hotel (amendment to planning consent K5744/18) (Listed Building in Conservation Area) permitted 17.07.09.

K5744/21 - Listed Building application - Alterations and extensions to existing hotel (amendment to Listed Building consent K5744/19) (Conservation Area) permitted 09.09.09.

K5744/23 - Current Listed Building application for the same works submitted by the same applicant.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/BH1

Development in Conservation Areas

R/BH3

Development Affecting Listed Buildings

R/CF11

Improvement or Development of Tourist Accommodation and Conference Facilities

R/T4

Off-site Transport Infrastructure

R/ENV10

Noise Pollution

R/T11

Access and Parking

Consultations

The Gosport Society

No objection.

Building Control

Access for Fire Brigade satisfactory.

Environmental Health (Commercial)

The kitchen extraction system should be appropriate and acceptable for purpose. However, full details of the system to be installed have been requested. Update to be

provided.

Local Highway Authority

No objection to the proposal which is similar to K5744/20 which was approved in July 2009. Conditions should again be imposed to cover cycle storage facilities and car parking provision. In order to protect visibility at the junctions adjacent to the site the applicant needs to transfer the funds paid towards the making of a Traffic Regulation Order to this particular proposal. The Traffic Regulation Order has been published and advertised on site.

Response to Public Advertisement

1 letter of objection

Issues raised:-

- noise generation from the kitchen extraction system and impact on adjoining residents

Principal Issues

1. The application site is located within the urban area boundary and consequently the principle of development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The acceptability of the principle of this form of development and the associated car and cycle parking provision and highway matters have been established with the grant of permissions K5744/18, K5744/19, K5744/20 and K5744/21. The Hotel has long been established and the applicant has identified that there is insufficient hotel accommodation in Gosport as noted within Gosport's Cultural Strategy 'Towards 2010' therefore providing justification in the identified need for the proposal in accordance with Policy R/CF11 (iii) of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the acceptability of the detailed alterations to the roof and window design and incorporation of a new kitchen extraction system in the context of the planning considerations of whether the proposal will preserve or enhance the character and appearance of the Conservation Area and the impact on the historic and architectural character and appearance of this Listed Building and its setting and the amenities of nearby residents.

2. In view of the scale of the proposal the detailed alteration to the roof design with its flat roof element and the fact that it will be no higher above the parapet than the previously approved proposal means it will not significantly affect the appearance of the development. The proposed extension still provides a well designed and balanced elevation to St Mark's Road and an appropriate subservience to the original corner block of the Hotel. The fenestration and parapet detailing relate well to the main building and due to the set back of the mansard roof, the scale of the extension is reduced visually. Similarly the northern elevation, facing Anglesey Arms Road, provides a point of interest in an appropriately designed stucco treatment. The north west elevation with its new windows and the external enclosed stairs help to break up an otherwise relatively large plain facade. The design is helped by the window arrangement which is appropriate in this part of the building. The limited depth of the enclosed external staircase and sloping subservient roof helps reduce its visual presence. The alterations to the existing rear elevation to the main building returns an element of symmetry appropriate to the historic core of the original building and is acceptable in design terms. The proposed materials to be used and architectural detailing are acceptable and will be appropriate in this important location. I am satisfied this scheme will enhance the character and appearance of the Anglesey Conservation Area and not be detrimental to the historic and architectural character and appearance of this Listed Building and its setting. The modifications to the previously approved scheme are acceptable and still retain the special character of the Listed Building. As such the development complies with Policies R/BH1 and R/BH3 of the Gosport Borough Local Plan Review. Conditions are proposed requiring further details of specific aspects of

the development so as to ensure the materials and historic and architectural detailing are correct and appropriate. The robust style and design of the timber gates are also appropriate to a building of this age and will retain a barrier along the Anglesey Arms Road frontage which is far more appropriate historically than having an open frontage. A condition is proposed requiring further details of the piers and type of capping stones to ensure they will enhance the character and appearance of this part of the Conservation Area.

3. In view of the orientation of the extension and relationship to neighbouring properties and the use of obscure glazing by means of an applied film to windows in the north west side elevation is such that there will be no unacceptable overlooking or loss of privacy as a result of this development. When the previous consents were granted it was accepted that due to the increase in the size of the building there will be some impact in terms of direct light onto the rear elevation of 23 Crescent Road early in the morning and additional overshadowing of the rear garden. For the previous application the applicant looked at tests that have been devised by the Building Research Establishment (BRE) to determine whether or not a new development will adversely affect the light to nearby properties and has provided information in relation to the impact on 23 Crescent Road. The diagram provided looks at the guidelines of BRE Digest 209 : Site Layout Planning for Daylight and Sunlight which recommends that a minimum of 25% of a garden should receive sunlight on 21 March at 12.00 noon GMT. This diagram shows that an area of 31% will receive sunlight on this day at that time, therefore falling within these recommended guide lines. This diagram shows the minimal impact the proposal will have on the adjoining property. The sunlight to the front garden will remain unaffected by the proposed extension as will the northern part of the rear garden. This overall level of impact is not unacceptable. Whilst the extension will be visible when viewed from neighbouring rear gardens in the Crescent it is appropriately detailed to add visual interest and relates well to the main building so as not to look out of place. As such the development will not be detrimental to the amenities of adjoining residents.

4. The scheme will provide 5 car parking spaces on site that do not exist at present as previously approved. There is the facility to park on the street in this area which is available for all users of the highway including the staff and customers of the hotel. However, in order to ensure that parking on the highway will not adversely impact on highway safety, to protect visibility at the junctions adjacent to the site the applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a sum towards the funding of a traffic regulation order which shall include providing signs and road markings to restrict parking in the vicinity of the site in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review. There is space identified within the site where cycle parking can be provided to the necessary minimum standard for this development. The provision of the car and cycle parking facilities is to be conditioned and therefore the development complies with Policy R/T11 of the Gosport Borough Local Plan Review.

5. The proposed ventilation system will be positioned in a discreet location and will not impact on the front and main side elevations of the building. The Head of Environmental Health believes a system can be designed so as not to have any detrimental impact in terms of cooking fumes and noise generation from the premises. The imposition of a condition requiring the submission of full details of the system to be used and its retention and maintenance will ensure that the amenities of residents are preserved. As such, the proposal complies with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a sum towards the funding of a Traffic Regulation Order.

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. There is an identified need for additional hotel accommodation in the Borough and the extension and kitchen extraction system is of an appropriate design, and will not have any detrimental impact on this Listed Building or its setting or the amenities of nearby residents or traffic/parking conditions in the locality, and will enhance the character and appearance of the Conservation Area. As such the development complies with Policies R/DP1, R/DP3, R/BH1, R/BH3, R/CF11, R/T4, R/T11 and R/ENV10 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

- 2528/SLP, - 2528/S20, - 2528/11 rev B, - 2528/12 rev C, - 2528/13 rev L, - 2528/14 rev L, - 2528/20 rev A, - 2528/21 and - 2528/22

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.

2. Details including a sample panel of the external render and paint finish and imitation ashlar 'lining out' 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 implemented 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, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

3. Full details, including a sample, of the proposed obscure glazing for the new windows in the north west side elevation shall be submitted to and approved, in writing, by the Local Planning Authority before works related to that part of the development are commenced. The development shall be implemented in accordance with the approved details and thereafter retained in the approved condition at all times.

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, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. Full details of any intervention in the roof line that may be required due to the insertion of the lift 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 implemented 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, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

5. Details including samples of the proposed external facing brickwork and capping stone to be used in the construction of the gate piers 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 implemented 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, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review

6. Details of the kitchen extraction system including the method of ventilation/filtration and the subsequent maintenance shall be submitted to, and approved by, the Local Planning Authority before the system is installed. The system shall thereafter be installed and maintained in accordance with the details approved.

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

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

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

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

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

ITEM NUMBER: 02.
APPLICATION NUMBER: K5744/23
APPLICANT: Mr R Bezani
DATE REGISTERED: 07.01.2010

LISTED BUILDING APPLICATION - RETENTION OF EXISTING WORKS AND FURTHER WORKS FOR ALTERATIONS AND EXTENSION TO EXISTING HOTEL INCLUDING NEW KITCHEN EXTRACTION SYSTEM (AMENDMENT TO LISTED BUILDING CONSENT K5744/21) (CONSERVATION AREA)
24 Crescent Road Gosport Hampshire PO12 2DH

The Site and the proposal

Listed Building and planning consent were granted last year to increase the number of rooms at the Anglesey Hotel by a further 8, by extending the premises to the rear and into an enlarged mansard roof at third floor level. The works on site have been monitored by officers whilst dealing with detailed conditional matters and it became apparent from the works being undertaken that the height and detailing of the mansard roof and positioning of the dormer windows did not comply with the approved plans. However it was evident from the site visits made that there were inaccuracies in the drawings as a result of a mistake made in the original survey and as such it was not possible to build the extension in accordance with the approved plans. The roof has subsequently been lowered so that it only projects 3.4 metres above the parapet as originally approved and the dormer windows have been repositioned above the line of the windows on the floor below. The dormers are also set lower within the roof as previously approved. An amended Listed Building application has been submitted incorporating slightly altered roof and window detailing along with the inclusion of a new kitchen extraction system. To reflect the dimensions of the site and maintain the previously approved roof height a flat top has been incorporated at the southern end of the roof where it adjoins the main building. The angle of this mansard roof has also been amended and the dormer windows, where they appear above the parapet, are 1.3 metres high rather than 1.4 metres as previously approved. The windows that were in the original north elevation are now to be reused in the new north elevation. The detailing to the two new large windows in the north west elevation will match the design of the existing retained windows in this elevation. A planning application has also been submitted for the same works.

The Anglesey Hotel is located on the northern side of Crescent Road at the junction with St Mark's Road within the Anglesey Conservation Area. It is a four storey building that steps down in height to the rear and has painted stucco walls. It forms the south eastern end of a curved terrace of Grade II * Listed Buildings and dates from the 1830's. The Hotel has an existing extension dating to the later 19th Century that appears to have been remodelled in the early 20th Century with a new ground floor elevation.

The main entrance to the hotel is situated along the back edge of the pavement fronting onto St Mark's Road as is a door providing access to the bar area located to the rear of the premises. To the rear of the building there are folding timber gates providing access to the rear yard and garden adjacent to a block of five single storey garages. To the rear of the garages there is a 2 metre high brick boundary wall fronting Anglesey Arms Road. There is a brick boundary wall separating the site from the rear garden serving 23 Crescent Road. This is a residential property 4 storeys high with a pair of windows on each floor on the rear elevation. It has a long back garden and a relatively large front garden. At the back of the hotel building there is a flat roofed brick built extension which steps down to a recently constructed matching brick built flat roofed extension providing a cold store at the rear of the adjacent hotel kitchen. On the top of these extensions there is a black painted metal fire escape staircase into the rear yard.

Crescent Gardens are located to the front of the application site on the opposite side of Crescent Road where there is a layby that provides on street parking facilities. To the side of the Hotel is St Mark's Road. On the other side of the road is Ambleside Court, a 1960's block of flats, and garages

and maisonettes fronting The Lane. There are no windows to habitable rooms in the side elevation to Ambleside Court facing the application site. There are no windows in the side elevation to the maisonette facing the application site. A disused walled cemetery, the site of St Mark's Church, is situated to the north of The Lane. In St Mark's Road, opposite the Hotel, bollards have been placed in the pavement by Hampshire County Council to restrict parking on that side of the road. Immediately to the rear of the application site on the opposite side of Anglesey Arms Road there is the side elevation containing secondary windows of a two story house, 22 St Mark's Road. The remainder of Anglesey Arms Road is characterised by two storey dwellings of different ages and types but with an overall cottage style.

The extension as previously permitted and as proposed will contain 6 rooms with a further 2 rooms at third floor level on the parapet roof to the existing three storey element to the building linking to the 4 storey front part of the main building. The new mansard roof with its flat top will be 2 metres higher than the existing hipped roof to the three storey element to the building whilst remaining 600mm below the level of the frontage roof serving the main part of the building as previously approved. In addition an internal lift will be provided to the top floor and passageways on the north west elevation would connect all bedrooms. The new enclosed fire escape would come down from the third floor and join with the existing external fire escape at first floor level positioned approximately 1 metre away from the boundary with 23 Crescent Road.

The proposal still makes provision for 5 on site parking spaces. This will be achieved by making two of the garages available for customer parking. In addition part of the modern rear brick boundary wall will be removed to open up part of the garden area to provide a further customer parking space and two tandem spaces for staff parking. An area is also identified for providing cycle parking. New painted ledged and braced close boarded gates will be provided between brick piers to the parking area adjacent to Anglesey Arms Road. The access to the parking area is currently obstructed by a lighting column however an application to Hampshire Highways has been submitted and approved to move the column 1.4 metres to the west clear of the proposed access.

The extension is designed to reflect the character of the original building. The lift will be capable of carrying a wheelchair plus at least one other person thus enabling disability access to all floors. Stucco painted walls will be continued to the main public elevations. The parapet walls will continue the details and architectural features of the existing building. The whole of the elevation to St Mark's Road will be repainted to ensure new and old blend together in a paint that is in keeping with the facade of the Crescent. The rainwater goods will be white painted metal. The treatment of the rear elevation facing Anglesey Arms Road will be render to continue the design and proportion of the St Mark's Road elevation. It will contain reused central timber windows from the original rear elevation. The overall bulk and height of this rear elevation is subservient to the main roof achieved by wrapping the mansard roof around the corner. The roof is to be constructed in matching natural slate with lead ridge flashing to match the main roof. The windows in this roof will be lead clad dormer windows with white painted timber framed single glazed sliding sash windows. The inner north west facing side elevation is to match in facing brickwork the more random form and appearance of the rear of the building. The style of the windows and detailing to the cills and brick lintels will match the originals. The new windows to this elevation will have obscure glazing by means of an applied film. The roof shape over the proposed fire escape minimises its bulk and possible overshadowing. It will follow the main roof slope down from the main roof with matching natural slates. Matching facing brickwork, Old Sarum Red Blend, will be used to construct the extension in an appropriate matching bond using a lime mortar and agreed form of pointing. Black painted fascia, gutter and rainwater goods will be used to match the existing located on the rear of the building. The existing external kitchen extract ducting will be removed from the rear elevation of the building. A new purpose designed system is to be installed screened in the main from the rear by the new enclosed fire escape. The flue will go up inside the fire escape staircase exiting through the roof on the north west side of the building below the level of the top of the new mansard roof. A photographic record of the secondary staircase to be removed to accommodate the proposed lift and stores has been submitted with the application. In addition full details have been provided of the window and dormer designs and proposed double gates to the parking area.

Relevant Planning History

K5744/19 - Listed Building application - alterations and extension to existing hotel to provide disabled access via passenger lift and additional bedroom accommodation (Conservation Area) permitted 30.04.08.

K5744/21 - Listed Building application - Alterations and extensions to existing hotel (amendment to Listed Building consent K5744/19) (Conservation Area) permitted 09.09.09.

K5744/22 - Current planning application for the same works submitted by the same applicant.

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	Do not wish to offer any comments on this occasion. This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
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

Nil

Principal Issues

1. The only issues in this case are the detailed alterations to the roof design and windows and replacement kitchen extraction system in the context of impact of the proposal on the historic and architectural character and appearance of this Grade II * Listed Building and its setting.

2. In view of the scale of the proposal the detailed alteration to the roof design with its flat roof element and the fact that it will be no higher above the parapet than the previously approved proposal means it will not significantly affect the appearance of the development. The proposed extension still provides a well designed and balanced elevation to St Mark's Road and an appropriate subservience to the original corner block of the Hotel. The fenestration and parapet detailing relate well to the main building and due to the set back of the mansard roof, the scale of the extension is reduced visually. Similarly the northern elevation, facing Anglesey Arms Road, provides a point of interest in an appropriately designed stucco treatment. The north west elevation with its new windows and the external enclosed stairs help to break up an otherwise relatively large plain facade. The design is helped by the window arrangement which is appropriate in this part of the building. The limited depth of the enclosed external staircase and sloping subservient roof helps

reduce its visual presence. The alterations to the existing rear elevation to the main building returns an element of symmetry appropriate to the historic core of the original building and is acceptable in design terms. The proposed materials to be used and architectural detailing are acceptable and will be appropriate in this important location. The proposed ventilation system will be positioned in a discreet location and will not impact on the front and main side elevations of the building and will be a visual improvement compared to the existing system. I am satisfied this scheme will enhance the character and appearance of the Anglesey Conservation Area and not be detrimental to the historic and architectural character and appearance of this Listed Building and its setting. The modifications to the previously approved scheme are acceptable and still retain the special character of the Listed Building. As such the development complies with Policy R/BH3 of the Gosport Borough Local Plan Review. Conditions are proposed requiring further details of specific aspects of the development so as to ensure the materials and historic and architectural detailing are correct and appropriate. The robust style and design of the timber gates are also appropriate to a building of this age and will retain a barrier along the Anglesey Arms Road frontage which is far more appropriate historically than having an open frontage. A condition is proposed requiring further details of the piers and type of capping stones to ensure they will enhance the character and appearance of this part of the Conservation Area.

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

- 2528/SLP, - 2528/S20, - 2528/11 rev B, - 2528/12 rev C, - 2528/13 rev L, - 2528/14 rev L, - 2528/20 rev A, - 2528/21 and - 2528/22

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.

2. Details including a sample panel of the external render and paint finish and imitation ashlar 'lining out' 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 implemented 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, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

3. Full details including a sample of the proposed obscure glazing for the new windows in the north west side elevation shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be implemented 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, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. Full details of any intervention in the roof line that may be required due to the insertion of the lift 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 implemented 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, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

5. Details including samples of the proposed external facing brickwork and capping stone to be used in the construction of the gate piers 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 implemented 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, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K2877/5
APPLICANT: Brightbeech Investments LLP
DATE REGISTERED: 22.12.2009

**ERECTION OF REPLACEMENT SINGLE STOREY SIDE/REAR EXTENSION;
INSTALLATION OF ATM; AND EXTERNAL ALTERATIONS AND REPLACEMENT OF
WINDOWS AND DOORS**

The Wych Way Inn 163 Wych Lane Gosport Hampshire PO13 0NW

The Site and the proposal

The application site is located at the junction of Brewers Lane, Wych Lane, Rowner Lane and Brading Avenue. The site consists of a 2-storey brick building which is currently vacant, but was previously used as a Public House (The Wych Way Inn), along with its associated car parking and garden areas. There is an existing 'L' shaped single storey extension to the north and east elevation of largely timber construction, which incorporates double doors to the Brewers Lane frontage. There are windows to the ground and first floor on the north, east and west elevations, with existing dropped kerbs to both the Brewers Lane and Wych Lane frontages.

The applicants have indicated within their Design and Access Statement that it is the intention to change the existing vacant public house (Class A4) into a shop (Class A1). Such a change is 'permitted development' by virtue of Class A of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The use of the property as a shop could be commenced without the need for any external alterations and therefore any activities associated with a shop use are not material to the consideration of this application.

Having regard to the above this application seeks permission for the installation of new windows at ground floor level, which would be floor to ceiling height and located within the south and west elevations. A sliding entrance door is also proposed within the west elevation alongside the ATM. It is also proposed to replace the existing extension to the east and north elevations with an 'L' shaped 3.3 metre high flat roof extension, with doors to the Brewers Lane frontage, in line with existing. The extension would be on a similar footprint to the existing extensions, but would project 200mm further to the east. Amended plans have been received relocating the ATM to the west elevation facing onto Wych Lane and the existing car park.

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

Consultations

Building Control

Access for Fire Brigade is acceptable.
Southern Water drains to front and side of building but may not be close enough to affect extension.

Local Highway Authority

Servicing from Brewers Lane is likely to

result in additional vehicular movements on the existing access to the detriment of highway safety. The location of the ATM will encourage motorists to park in the service area. Servicing and re-siting of the ATM to the western elevation would allow safe access from Wych Lane to which I would not object.

No objection to cycle parking, which should be conditioned for retention.

Response to Public Advertisement

10 letters of objection and 1 petition of objection containing 240 signatures

Issues raised:-

- located on a dangerous junction where there have been at least 2 fatalities in the last 3 years
- should not be allowed, as support for existing local shops is needed
- deliveries will cause problems at all hours
- too close to routes to school, which may cause a danger to pedestrians
- additional traffic, noise levels and nuisance
- may result in vehicles parking on highway
- will CCTV be installed?
- affect on house prices
- no need for an additional store given others in locality
- youths will loiter around store

1 letter of comment

Issues raised:-

- confirms no objection to proposal

1 letter of support

Issues raised:-

- will create employment to the area
- will be a positive addition to the community
- issues of noise are irrelevant as it was a public house
- road safety will always be an issue until the road junction includes a pedestrian crossing

Principal Issues

1. As noted above the possible use of the premises as a shop does not require planning permission and the associated activities are not material to the determination of this application. Therefore the issues raised in the representations in respect of additional traffic, service arrangements, noise and disturbance and other activities associated with the use, competition to local shops, cannot be considered as part of the determination of this application. Similarly impact on house prices is not a relevant planning consideration. No CCTV is proposed as part of this application. The main issues for consideration are whether the proposed changes are appropriate to the appearance of the existing building and whether they would result in a detrimental impact on the neighbouring properties.

2. The proposed extension is on a similar footprint to that which exists on the site at present, and would incorporate double doors replicating the existing building arrangement. The proposal would be an improvement over the existing extension to the property in visual terms, would be subservient to the main building and provided it was constructed in matching materials would be an appropriate replacement building in this location. Similarly the proposed replacement windows and other changes to the fenestration are considered to be appropriate to this existing commercial building. The existing site is bounded by the school and the proposed extension and external alterations

would not result in a detrimental impact on the neighbouring properties in terms of light, privacy or outlook.

3. The proposal includes the provision of an ATM and its location has been revised to address concerns from the Highways Authority. Its position on the Wych Lane frontage means that it is adjacent to the revised pedestrian access to the building, the existing car parking area, and this position is considered to be acceptable and does not raise any objections from the Highways Authority.

4. Whilst cycle storage is indicated, there is no policy requirement for it to be provided for an application relating to the material alterations to an existing building and therefore a condition requiring its provision and retention is not considered to be appropriate.

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 external alterations and side extension are considered to be appropriate for the recipient building and would not have a detrimental impact on the appearance of the area or neighbouring properties. The provision of an ATM on the west elevation would not give rise to unacceptable levels of activities to the detriment of highway safety. As such the proposal complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1290_09_45_04; HP09074/002; HP09074/003; HP09074/004 Rev B; HP09074/005.

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

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

ITEM NUMBER: 04.
APPLICATION NUMBER: K6230/9
APPLICANT: David Seymour Estate Agents
DATE REGISTERED: 18.01.2010

RETENTION OF EXISTING WORKS AND FURTHER WORKS TO FACILITATE CHANGE OF USE OF PART OF EXISTING GROUND AND FIRST FLOOR OFFICE AND STAFF AREA AND ERECTION OF TWO STOREY REAR EXTENSION TO FORM 2NO. ONE BEDROOM SELF CONTAINED FLATS (CONSERVATION AREA)
89 Stoke Road Gosport Hampshire PO12 1LR

The Site and the proposal

The application site is located on the southern side of Stoke Road, within the Stoke Road Conservation Area and Stoke Road District Shopping Centre. The application property is a three storey red brick building comprising an estate agent at ground floor with self contained flats on the first and second floors. The property forms part of a terrace of buildings designated as a 'key block' within the Stoke Road Conservation Area Appraisal, 2007. There is a pitched roof, two storey element on the rear elevation which is currently used by the estate agent as a store and staff area. Attached to the southern elevation is a small single storey lean-to extension containing a staff toilet and a small pitched roof, wooden shed stands adjacent to the rear elevation. At the rear of the site is a small parking area for one vehicle. The space is accessed via Jamaica Place, a relatively new road which provides unrestricted views of the rear elevations of the buildings fronting Stoke Road. The parking area is enclosed on its western side by a 1.2 metre high wire mesh fence with concrete pillars and on the eastern side by a combination of the side elevation of a single storey flat roof extension at number 85 and a 1.4 metre high red brick wall.

The buildings in the locality vary in size and design and a number have single and two storey rear extensions. The two storey elements follow an established and uniform pattern of development, set back from Jamaica Place by approximately 16 metres. The adjoining property to the east, number 85, has a large single storey flat roof extension on the rear elevation with a lean-to car port structure attached to its eastern side. This property received planning permission in 2002 to convert the first and second floors into 2 flats. At the rear of number 85 is a small storage area used by the owners of the ground floor commercial premises Glass and Windows. To the west of the site is number 91, which has a two storey flat roof element on the rear elevation. Further west is number 93-95. This property has a large two storey flat roof addition on the rear elevation which contains windows in the side elevation facing the application site. To the south, and on the opposite side of Jamaica Place, is a public car park. Parking restrictions apply along the length of Jamaica Place.

Consent was recently granted under application K.6230/8 for the demolition of the small lean-to extension and the erection of a two storey pitched roof addition on the rear elevation of the existing two storey addition. The proposed extension, together with internal alterations to the existing building, resulted in the provision of 1no. one bedroomed ground floor flat and 1no. one bedroomed first floor flat. The extension was designed with a subservient pitched roof set to a height of 5.8 metres.

Works on the site have begun. However, it has become apparent during construction that the reduced ridge would make the internal ceiling height too low for practical occupation. This latest application seeks to amend the design of the previously approved scheme, increasing the ridge height by 0.6 metres from 5.8 metres to 6.4 metres in order to provide a more suitable living space for future occupants. The remainder of the application will be unaltered.

Upon completion, the extension will be 6.4 metres deep and the rear elevation will be set back 9.5 metres from Jamaica Place. There will be two ground floor and two first floor windows in the western elevation, but no windows in the eastern elevation. An existing ground floor window in the original rear elevation will be replaced with a single door and this will retain independent rear

access to the estate agency. An existing entrance door in the original western elevation is to be blocked up and made good using matching brick and a new bathroom window will be installed by way of replacement. An additional first floor window will also be introduced in the same elevation and this will serve a bedroom.

Both the ground and first floor flats are to be accessed from the rear elevation, the first floor via a metal staircase. The rear elevation will also contain a first floor window.

The development retains a single parking space, for use by the ground floor estate agency. No parking provision is made for the proposed flats. Space has been allocated for the storage of 4 refuse bins and visitor cycle parking facilities have also been provided. Secure bicycle parking is shown underneath the proposed external staircase, adjacent to the rear elevation.

Relevant Planning History

K.6230 - use for estate agent's office or shop use only - permitted 30.07.68
K.6230/2 - erection of extension to estate agents office - permitted 19.06.73
K.6230/3 - installation of new shop front and alterations to front elevation - permitted 14.11.78
K.6230/4 - erection of single storey rear extension to estate agents office - permitted 08.09.82
K.6230/5 - erection of two storey rear extension, change of use of 1st and 2nd floors from office to 2no. flats - permitted 10.08.90
K.6230/6 - change of use of first floor and second floor from offices to 2 self contained flats and internal alterations - permitted 11.06.01
K.6230/7 - internal and external alterations to ground floor office store and staff area and further works to erect a two storey rear extension to provide 2no. one bedroomed flats - withdrawn 11.03.09 due to concerns over design
K.6230/8 - proposed change of use of part of existing ground and first floor office and staff area to 2no. one bedroomed self contained flats and two storey rear extension - permitted 02.09.09
K.6311/6 - application at 85 Stoke Road for change of use of first and second floor from offices to 2no. self contained flats and internal alterations - permitted 7.06.02

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/H4
Housing Densities
R/S6
Residential Development at Ground Floor within Defined Shopping Centres
R/S7
Use of Upper Floors
R/T11
Access and Parking
R/OS13
Protection of Habitats Supporting Protected Species
R/OS8
Recreational Space for New Residential Developments
R/DP3
Provision of Infrastructure, Services and Facilities
R/T4
Off-site Transport Infrastructure

Consultations

The Gosport Society

No objection.

Building Control	Access for Fire Brigade is acceptable.
Streetscene (Waste & Cleansing)	Each property would require 1 x 140 litre recycling bin and 1 x 140 litre domestic bin.
Local Highway Authority	No objection.

Response to Public Advertisement

3 letters of objection;
Issues raised:-

- proximity of windows to western boundary
- overlooking
- extension is out of keeping with the area

Principal Issues

1. The application site is located within the Urban Area Boundary where 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. Work at the site has already begun, including the demolition of the single storey lean-to element on the rear elevation. This addition was of no architectural or historical value and as it did not contribute to the character or appearance of the Conservation Area its removal was considered acceptable under the previous approval. The density of the development and private amenity space for the occupiers was approved under the previous application. The only difference between this latest application and the previously approved scheme is an increase in the ridge height from 5.8 metres to 6.4 metres. The only issue for consideration therefore is whether the proposed alteration will preserve or enhance the character and appearance of the Stoke Road Conservation Area and whether the increased roof height will have a detrimental impact on the occupiers of the neighbouring properties.

2. The application site is clearly visible from Jamaica Place and therefore any proposal must be appropriate to its setting in terms of scale and form so as to preserve the character and appearance of the Stoke Road Conservation Area. Numbers 83-105 Stoke Road are identified as a 'key block' within the Stoke Road Conservation Area Appraisal, 2007 and any proposal should therefore be sympathetic in design to the existing and adjacent built form. Upon completion, the proposed extension would be 0.6 metres higher than the development approved under application K.6230/8. However, it would still be 1.8 metres lower than the ridge tile of the existing two storey element on the rear elevation. Although the rear elevation will be set forward of the established pattern of development, the addition will not extend beyond the rear elevation of the single storey rear extension at number 85. Moreover, the subservient ridge significantly reduces the overall mass of the structure. Consequently, the proposed development will not create a discordant feature on the rear elevation and will not appear over prominent when viewed from any public vantage point. The development is sympathetic to the adjacent built form and in considering the variety of other two storey extensions and external staircases in the vicinity will not have a detrimental impact on the visual amenity of the locality. The proposal will preserve the character and appearance of the Stoke Road Conservation Area and therefore complies with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

3. An increase in the height of the roof of 0.6 metres will not have an unacceptable impact on the amenities of the occupiers of any adjoining property in terms of loss of light or outlook. Whilst the first floor windows in the side elevation of the extension are slightly taller than those previously approved, their cill height and location are the same therefore no significant additional overlooking will result. Under the circumstances, I do not consider that the development will have an

unacceptable impact on the living conditions of any adjoining occupiers in terms of loss of privacy. The development therefore complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. The development will not interfere with the servicing arrangements of number 89 Stoke Road, or any neighbouring properties, therefore the development complies with Policies R/S6 and R/S7 of the Gosport Borough Local Plan Review.

5. The proposed parking and access arrangements are identical to the approved scheme and are acceptable given the site is located within a District Centre, with good links to public transport and public car parking facilities. Adequate provision has again been shown for secure and visitor cycle parking and bin storage. To control the implementation of the required cycle parking, it is proposed to attach a condition to ensure that these facilities are provided before the development is first brought into use. In light of the above, and subject to this condition, the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.

6. The site is hardsurfaced with no opportunity to support protected animal or plant species. The development therefore accords with Policy R/OS13 of the Gosport Borough Local Plan Review.

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

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

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

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed development is acceptable in this location. Due to its appropriate design, density and layout, the development will preserve the character and appearance of the Stoke Road Conservation Area and will not have a detrimental impact on the visual amenity of the locality or the amenities and servicing arrangements of existing, neighbouring or prospective occupiers. Adequate provision is made for open space, cycle and refuse storage, and highway and infrastructure improvements. The development therefore complies with Policies R/DP1, RBH1, R/BH2, R/H4, R/S6, R/S7, R/T11, R/DP3, R/T4 and R/OS8 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

Plan 1, Plan 2, Drawing No. 2247/1

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.

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

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

3. Details of all new windows and doors, including horizontal and vertical sections at a scale of 1:5 and elevations at a scale of 1:10, 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 implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to protect the amenities of the area, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

4. All alterations to external elevations shall be made good using matching and, where available, salvaged materials.

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

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

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

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

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

ITEM NUMBER: 05.
APPLICATION NUMBER: K16416/24
APPLICANT: Mr C Cannings
DATE REGISTERED: 01.02.2010

LISTED BUILDING APPLICATION - INTERNAL ALTERATIONS TO FACILITATE USE OF GROUND FLOOR AS RESTAURANT AND ERECTION OF 9NO. EXTERNAL EXTRACTION COWLS (LISTED BUILDING) (CONSERVATION AREA) (as amended by plans received 01.03.10 and amplified by plans and information received 5.3.10)
Granary And Bakery Weevil Lane Gosport Hampshire PO12 1FX

The Site and the proposal

The Granary Bakery is a Grade II* Listed Building located within the Royal Clarence Yard Conservation Area. The building is three stories high and occupies a prominent waterfront location fronting Portsmouth Harbour. The Bakery is a long rectangular building and is attached to the Granary at its south eastern corner.

Internally, the Bakery has a concrete floor with a number of original supporting columns extending from ground to second floor level. The columns are constructed from cast iron but in recent times have been encased in concrete. Towards the rear of the building is a row of nine brick built ovens, each with its own individual chimney.

The principle of the use of the ground and first floors as a restaurant has been established through planning consent K.16416. More recently, temporary consent has been granted to use the ground floor as a sales/marketing suite and show flat but this use has now ceased. This application is for Listed Building Consent to carry out the works necessary to facilitate the approved change of use to a restaurant.

The proposed work includes the installation of temporary partition walls to sub-divide the floor space, the installation of a kitchen, bar, office, store and WCs (with plumbing inserted into the modern concrete floor), temporary concrete and wooden flooring and new internal doors. Three of the original ovens will be screened and protected with ventilated linings and the remaining ovens will be left exposed as a reference to the building's industrial heritage. Ventilation cowls will be fitted to the existing chimneys in order to ventilate the kitchen and toilets and to provide additional ventilation to the restaurant if necessary. The concrete casing around the internal supporting columns will be removed in order to expose the original cruciform shape and cast iron construction. Suspended ceilings will be attached to the underside of the existing mezzanine floor. The applicant has also provided details of the proposed dry lining, fire and sound proofing, extract ventilation boxing, servicing electrics, drainage and the method of attaching the internal partition walls. The removal of a central section of the mezzanine floor has already been approved as part of application K.16416/1.

Relevant Planning History

K.15500 - Outline Consent for mixed use development of residential, offices/workshops (B1), retail (A1,A2), public houses/cafes/restaurants (A3), cinema, hotel, leisure/community uses, marina, open space, & related infrastructure - permitted 30.11.2001

K.16146 - Details Pursuant for conversion to residential, retail, offices and restaurant - permitted 06.11.2003

K.16146/1 - Listed Building Consent for conversion to residential, retail, offices and restaurant - permitted 06.11.2003

K.16713/1 - Revised redevelopment proposal for offices/workshops, retail and restaurants, public houses/cafes (A1, A2, A3, A4 and A5), cinema (D2), millennium promenade and related infrastructure (including access, car parking, landscaping, open space and flood defences) - refused 26.07.05. Appeal allowed 02.02.06

K.16416/17 - Continued use of part of ground floor as a temporary sales and marketing suite - permitted 22.08.08. Expires 31.08.11

K16416/18 - Listed Building Consent for retention of alterations to facilitate use of part of ground floor as sales and marketing suite - permitted 22.08.08.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/BH3

Development Affecting Listed Buildings

Consultations

English Heritage	No objection.
Society For The Protection Of Ancient Buildings	No response.
The Georgian Group	No response.
The Gosport Society	No objection.
The Victorian Society	No response.
Building Control	Update to be provided.

Response to Public Advertisement

7 letters of objection

Issue raised:-

- support principle of restaurant use but question adequacy of parking
- potential for noise disturbance
- external, illuminated signs should not detract from the character of the building
- ventilation/filtration system details
- sound insulation
- opening hours
- cigarette fumes
- refuse storage

Principal Issues

1. The use of the building as a restaurant was approved under planning permission K.16416. The adequacy of the proposed sound insulation from a noise perspective is a matter that will be dealt with under the Building Regulations. Opening hours will be dealt with under the Licensing process. A refuse store is provided internally within the building and the specification for the ventilation/filtration will be dealt with under the Environmental Health legislation. There is an approved parking strategy in place for the development whereby provision is made for commercial parking within the Cooperage. The developer is currently reviewing the parking strategy for the site as a whole and in the interim temporary parking provision of 20 spaces will be made available for the restaurant use within North Meadow. New signage on the premises would be the subject of separate advertisement and/or Listed Building applications. This application is for internal and external alterations which require Listed Building Consent because they affect the fabric of the building. The only issue for consideration therefore is the impact of these works on the character, historic integrity and setting of the Listed Building.

2. The proposed partition walls are temporary in nature and will be fixed to the underside of the existing first floor. This section of the first floor is not an original feature of the building, having been

inserted in the 1940s. The partitions can therefore be installed and removed without affecting the architectural integrity of the Listed Building. Removing the concrete casing to the central supporting columns will reveal the full height of the supports and will expose their original cast iron appearance without causing damage to these vestiges of the former industrial use. Three of the ovens will be screened and protected with ventilated linings and this will assist in their future preservation. The remaining ovens will remain open as a reminder of the industrial heritage of the building. Subject to a condition requiring the submission of a specification of the proposed method of repair, restoration and illumination of the ovens, I do not consider that the proposal will harm the historical integrity of these features. The proposed extraction cowls will be fitted onto the original chimney tops which were lowered and capped after the decommissioning of the Granary Bakery. Subject to a condition requiring the submission of full details relating to their design, materials and method of installation, I do not consider that they will harm the character, appearance or historical setting of the Listed Building. The new internal doors, frames and architraves will be constructed from veneered hardwood and this is reflective of the original doors at the site. The new flooring will be constructed onto a floating substructure and this will ensure that it can be installed and removed without damaging the original stonework. The internal walls contain vestiges of the original bakery machinery, particularly on the waterfront elevation and these shall be retained.

3. Careful consideration has been given to the proposed alterations to ensure that the historic integrity of the building is respected. The majority of the alterations are reversible and a condition will require that all works are carried out in accordance with the submitted method statement. For these reasons, the proposals are acceptable and comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Listed Building Consent

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 alterations are acceptable and will not have a detrimental impact on the historic or architectural character of 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:

00255_GB_001, 00255_GB_100, 00255_GB_101, 00255_GB_102, 00255_GB_300,
00255_GB_301, 00255_GB_200(Rev.02), 00255_GB_030(Rev.02), 00255_GB_020,
00255_GB_021, 00255_GB_022, 00255_GB_501, 00255_GB_301, E.CO.C(23)217

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 plans and particulars showing the detailed proposals for all the following aspects of the development have been submitted to and approved, in writing, by the

Local Planning Authority. The development shall thereafter be carried out as in accordance with the approved details.

- a) full details of the extraction cowls and heating ducting including a typical example of how they would be fixed to the historic building.
- b) details of the proposed colour finish to the internal walls, ceilings and flooring to the proposed restaurant.
- c) a full specification of the proposed repair and restoration works to the historic ovens.

Reason - Such details have yet to be submitted and to ensure these details are appropriate in this context and to maintain the integrity and character of the Listed Building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. The development shall be carried out in accordance with Section 7 of the Design and Access Statement dated January 2010 - Method Statement for Alterations & Repairs.

Reason - To ensure that the development maintains the integrity of the fabric of the Listed Building and to comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 06.
APPLICATION NUMBER: K5112/5
APPLICANT: Mr Jan Norris
DATE REGISTERED: 22.12.2009

**ALTERATION TO EXISTING GROUND FLOOR RETAIL STORE TO PROVIDE SELF
CONTAINED ONE BEDROOM FLAT**
97 Palmyra Road Gosport Hampshire PO12 4EE

The Site and the proposal

The application site is located on the southern side of Palmyra Road on the corner with Vale Grove within the Palmyra Road Neighbourhood Shopping Centre. The premises comprise of a vacant ground floor lock up off licence with a storage area extending to the rear of the site with two self-contained one bedroom flats above. The flats are accessed from a door located in the west elevation fronting Vale Grove. There is a further door in the west side elevation serving the storage area. In front of this door there is a concrete hardstanding with a dropped kerb accessed from Vale Grove. There is a small obscure glazed bathroom window in the rear elevation at first floor level facing south across the concrete service road at the back of the premises towards the side of 56 Vale Grove, a semi-detached house. On the east side of the building there is a narrow pedestrian access to the rear of the shop and stock room and space where the refuse and recycling bins for the existing shop and flats are stored. There is a two storey extension on the rear of 95 Palmyra Road containing a first floor flat and planning consent exists for a further two storey extension to contain two additional flats.

There is a bus stop located in Vale Grove next to the application site with a Library on the other side of this road. There is a large co-op store located on the north side of Palmyra Road opposite the application site. Both sides of Palmyra Road have lay-byes within the shopping centre and there are three cycle hoops on the southern side of the road in front of a parade of six shops including the application property.

It is proposed to convert the ground floor store situated at the rear of the shop into a one bedroom flat. No extension is to be added to the building and the existing door to the store will become the front door. Either side of this there will be two windows added, one to serve the lounge/kitchenette, the other the bedroom. These windows will be constructed in a matching design in white upvc and will be positioned under the two windows serving the existing rear first floor flat. At ground floor level, on the rear elevation, there will be a small obscure glazed bathroom window with top opening light again aligned with a matching window on the floor above. No windows are to be installed in the east elevation. An internal secure cycle store for the new flat is to be provided at the end of the hall adjacent to the bathroom and visitor cycle storage will be positioned externally. There is space at the rear of the property in the side passage to accommodate a further 2 wheeled bins for use by the occupiers of the new flat.

Relevant Planning History

K5112 - Erection of two storey rear extension permitted 17.05.65.

K5112/2 - Ground floor alterations to shop and store to create additional storage space permitted 10.12.90.

K5112/4 - Erection of first floor rear extension to create additional self contained flat permitted 17.05.06.

Relating to adjoining site, 95 Palmyra Road :-

K16476/1 - Erection of two storey rear extension to provide 1no. two bedroom ground floor flat and 1no. two bedroom first floor flat - refused 14.08.08 - Appeal allowed 12.01.09. The Inspector concluded that whilst the density was high, the property was located in a Neighbourhood Shopping Centre and close to a bus route. He did not believe the development would have any detrimental

impact on the appearance of the building or the visual amenities of the locality. He agreed that there would be no adverse consequences in terms of neighbouring uses or the living conditions of existing or future occupiers in terms of light, outlook, or privacy. Notwithstanding average car ownership levels, the inspector considered the site suitable for car free development and found the lack of amenity space to be a physical feature of the locality.

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/S6
Residential Development at Ground Floor within Defined Shopping Centres
R/H4
Housing Densities
R/T4
Off-site Transport Infrastructure
R/T11
Access and Parking
R/OS8
Recreational Space for New Residential Developments

Consultations

Building Control	Access for Fire Brigade satisfactory.
Streetscene (Waste & Cleansing)	Suitable storage space for the additional 2 x 140 litre bins required. Bins require placing out for collection.
Local Highway Authority	The site is located within a Neighbourhood Shopping Centre, on a bus route with good access to Gosport Town Centre and Fareham. Opposite is the local Library and primary and secondary schools are within walking/cycling distance. No objection to the principle of the change of use subject to transport contributions. Retention of the cycle parking provision should be conditioned.

Response to Public Advertisement

1 letter of objection

Issues raised:-

- possible damage to adjacent buildings and boundary walls
- possible obstruction of access road
- possible obstruction of access during building works
- lack of car parking for new residents
- request for no parking sign

Principal Issues

1. The applicant states that he has a tenant who wishes to operate the ground floor shop unit as an off licence which accords with the existing lawful use of the unit. The large storage area at the rear

of the unit is surplus to requirements as the unit has an existing stock room. As such the proposal will not compromise the retail function of the Neighbourhood Shopping Centre as a viable shop unit will be retained in compliance with Policy R/S6 of the Gosport Borough Local Plan Review. Any damage caused to neighbouring properties is a private legal matter between the parties involved. Number 56 Vale Grove has an access onto the service road located at the rear of the site and also a second separate dropped kerb vehicular access via a pair of double gates direct from Vale Grove accessing its driveway and attached garage. During any building works a level of disturbance is inevitable however should the public highway be obstructed by builder's vehicles this would be a matter for the Police to deal with. Requests for road markings or signs are matters that need to be considered by the Local Highway Authority and are not issues for the Local Planning Authority. Therefore the main issues in this case are the acceptability of the proposed conversion on the character of the area, the impact on the design of the building, the amenities of adjoining and prospective residents and the adequacy of the parking, amenity and open space provision.

2. The first floor of the building is in residential use at present and permission exists for an extension to the rear of 95 Palmyra Road to provide two further flats. This development will be at the same density as the approved scheme at number 95 which is acceptable as it is located in a Neighbourhood Shopping Centre and immediately adjacent to a bus route. The introduction of the two windows in the ground floor side elevation will match and complement the design of those located directly above and add interest to what is a large expanse of brickwork at present. It will be an improvement in visual terms and is of an acceptable design and will not be detrimental to the character of the area. Therefore the proposal complies with Policies R/DP1 and R/H4 of the Gosport Borough Local Plan Review.

3. The introduction of a single obscure glazed bathroom window with a top opening light in the rear elevation will not have any detrimental impact on the privacy between the occupiers of 56 Vale Grove and future residents of the flat. A condition is proposed requiring the window to be retained in this condition thereby ensuring the continued protection of the amenities of occupiers. Given there are no windows proposed in the east elevation to the flat its relationship to 95 Palmyra Road will not change and there will be no loss of privacy or light.

4. There is no on site parking provision and none is possible in this accessible location as with the recently approved residential extension to 95 Palmyra Road. Due to its accessibility the site is considered suitable for car free development. Provision is to be made for secure cycle storage for the residents of the new flat and further provision is to be made for visitor cycle parking and as such the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.

5. Whilst there is no amenity space on site for use by residents this is not unusual in such locations and a consideration for future occupiers. In such a shopping centre this is a physical feature of the locality and not a reason to warrant refusal of such a proposal.

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

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

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

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It will not compromise the retail function of the shopping centre and will not have any detrimental impact on the amenities of the area, adjoining and prospective residents or highway safety. As such the proposal complies with Policies R/DP1, R/DP3, R/H4, R/S6, R/T4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

- Plan 1, - Plan 2, - Drg. No. 1, - Drg. No. 2

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 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.

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

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

5. The window at ground floor level on the rear elevation shown on the plan hereby approved shall be glazed with obscure glass and only contain a top opening light and be retained in that condition.

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

ITEM NUMBER: 07.
APPLICATION NUMBER: K17753
APPLICANT: Mr James Snelgar
DATE REGISTERED: 16.11.2009

USE OF LAND FOR SITING OF TWO STOREY MARKETING SUITE WITH ASSOCIATED LANDSCAPING AND PARKING (as amended by letters and plan received 22.1.10 and plan received 2.3.10)

Land At Junction Of Howe Road And Grange Road Gosport

The Site and the proposal

The application site is located on the western side of Grange Road, south of the junction with Howe Road, and comprises a grassed open area of land with a strip of vegetation along its western edge. The site falls outside of the existing urban area and within a Strategic Gap, an area of Existing Open Space and a Site of Importance for Nature Conservation as defined under the Gosport Borough Local Plan Review.

On the northern side of Howe Road is Phase 1 of the Rowner Redevelopment which is to commence shortly pursuant to the granting of outline planning permission K17671 and details pursuant application K17671/1. To the south and west is land falling within the Alver Valley. On the eastern side of Grange Road is the southernmost part of HMS Sultan. There is an existing Pelican crossing on Grange Road adjacent to the site.

The proposal is to site a two storey building on the land to be used for a temporary period of 5 years as a marketing suite for the Rowner Redevelopment scheme and as a community information centre. The building will be 10 metres long, 3.5 metres wide and 6.2 metres high. The walls and roof will be finished externally with silver coloured cladding. There will be double glazing on both floors and access to the first floor will be by internal and external staircases.

Access to the site will be from Grange Road to the south of the existing crossing. 0.9 metre high hoop top railings will enclose the parking area and Grange Road frontage and return along the northern boundary, with 1.8 metre high hoarding along the remaining western boundary. The site will be lit by 0.7 metre high halogen bollards. The building will be set within a gravel bed landscaped garden with a timber decking path leading to the access doors. There will be 3 full time employees and the proposed opening hours are 10am - 4pm 7 days a week.

Amended plans have been received to address concerns raised about the access, the impact on badgers and crime prevention. The amended plans show parking for six cars, including one disabled space, and two staff spaces, along with a revised siting for the building to provide a 1 metre wide corridor along the western boundary to enable badgers to continue their existing foraging patterns. The plans have also been amended to show the correct relationship to the existing pedestrian crossing. The applicant has confirmed that the building will be fitted with roller shutters and CCTV cameras for security purposes.

Relevant Planning History

KA1408 - erection and display of 1no. advertisement board and 9no flags - pending.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/OS2

Strategic Gaps

R/OS4
Protection of Existing Open Space
R/BH8
Archaeology and Ancient Monuments
R/T11
Access and Parking
R/OS12
Locally Designated Areas of Nature Conservation Importance
R/OS13
Protection of Habitats Supporting Protected Species
R/ENV5
Contaminated Land
R/OS1
Development Outside of the Urban Area

Consultations

Environment Agency (Hants & IOW)	No objection.
Southern Water	Surface water sewer within vicinity of site. Request conditions to deal with the measures to protect the existing sewer and the proposed means of surface and foul drainage for the development. Also request informative attached to decision notice advising that connection to the public sewer will require a formal application.
HCC Landscape, Planning & Heritage	No objection provided no ground excavation is carried out.
Minerals & Waste Planning Section	No objection.
Building Control	No objection.
Property Services	No objection.
Environmental Health (Pollution & Environment)	No objection. Non-permeable membrane may be required under building. Update to be provided.
Streetscene (Parks & Horticulture)	No objection. No impact on adjacent vegetation and trees.
Local Highway Authority	No objection subject to conditions to control the implementation of the new access and the car and cycle parking provision.
Crime Prevention & Design	Crime prevention measures suggested.
Natural England	No objection. Supports proposed mitigation measures.
Leisure & Recreation Development	Amended proposals address concerns regarding biodiversity issues.

Response to Public Advertisement

Nil

Principal Issues

1. Drainage and the provision of cycle parking will be dealt with by planning condition and there are no residents close enough to the building to be disturbed by visitors to the building. Any requirement for a membrane to prevent the build up of gases within the building from nearby backfilled land can be dealt with by planning condition. The main issues in this case are the impact of the proposal on the Strategic Gap, Existing Open Space and SINC, the visual amenities of the area and the traffic conditions in the locality.
2. The area of the site is under 0.25 hectares, a very small proportion of the 19.52 hectares of the Alver Valley and, whilst prominently located, it is on the edge of the protected area and is not actively used for any purpose. Given the existing vegetation and proposed landscape scheme, and that the building is only required for a temporary period, the building will not physically or visually diminish the Strategic Gap or have a detrimental impact on the Existing Open Space or harm the overall appearance of the area in accordance with Policies R/OS1, R/OS2, R/OS4 and R/DP1 of the Gosport Borough Local Plan Review.
3. The area to be used for this temporary building has, in itself, no particular ecological value, being closely cut grass on the edge of a road. The proposal will have no impact on existing bat or geese habitat in the locality, or protected plant species. The mitigation measures proposed for badgers will ensure that the existing link between the Carter's Copse sett and HMS Sultan is maintained. Details of the proposed landscape scheme, including lighting, and the works to restore the site following expiry of the temporary permission will be controlled by condition. The proposal therefore satisfies the requirements of Policies OS12, and OS13 of the Gosport Borough Local Plan Review.
4. The position and layout of the access is acceptable and the proposed parking provision is considered adequate for the proposed use. The building is conveniently located in relation to the first Phase of the Rowner Redevelopment and is easily accessible on foot from the estate. Conditions will be used to control the implementation and retention of the new access and parking provision for the duration of this temporary permission. For these reasons the proposal will not have a harmful affect on highway safety conditions in the locality in accordance with Policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Temporary Consent

Temporary Permission Expiry Date: 31st March 2015

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. Given its temporary nature, it will not diminish the Strategic Gap physically or visually, or have a detrimental impact on the existing open space or the visual appearance of the area, or residential amenity or highway safety conditions in the locality or the interests of biodiversity or archaeology. The proposal will not increase the potential risk to human health from land contamination and incorporates appropriate cycle parking, drainage and crime prevention measures. As such the development complies with Policies R/DP1, R/OS1, R/OS2, R/OS4, R/BH8, R/T11, R/OS12, R/OS13 and R/ENV5 of the Gosport Borough Local Plan.

Subject to the following conditions:-

1. The marketing suite and all associated landscaping, access and parking provision hereby permitted shall be removed from the site within 28 days of the use of the marketing suite having

ceased or by 31.3.15, whichever occurs sooner. The land shall thereafter be restored in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a timescale for completion of these restoration works.

Reason - In the interests of amenity and to comply with Policies R/DP1, R/OS1, R/OS2, R/OS4, R/OS12 and R/OS13 of the Gosport Borough Local Plan Review.

2. No development shall commence until details of the proposed measures to protect the existing sewer have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out as approved.

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

3. No development shall commence until details of the proposed means of foul and surface water drainage have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out as approved.

Reason - To ensure adequate drainage is provided for the development and to comply with Policy R/DP3 of the Gosport Borough Local Plan Review.

4. No development shall commence until details of the access arrangements shown on plan reference 001/002 Rev C have been submitted to and approved, in writing, by the local planning authority.

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

5. No part of the development shall be occupied until the access arrangements approved under condition 4 above have been completed in accordance with the approved details.

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

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

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

7. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available and these areas shall be retained for that purpose for the duration of this temporary permission.

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.

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

001/001, 001/002 Rev C, 001/003, 001/004 and 001/005 Rev A

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.

9. 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 should include a detailed specification for the proposed lighting and a planting scheme showing species, numbers, densities, heights and a future maintenance scheme.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

10. The approved landscaping scheme shall be completed within 1 month following first occupation of the marketing suite, and any trees or plants which die are removed or become seriously damaged or diseased during the first four years of this temporary permission, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next available planting season.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 08.
APPLICATION NUMBER: KA1408
APPLICANT: Mr James Snelgar
DATE REGISTERED: 16.11.2009

ERECTION AND DISPLAY OF 1NO. ADVERTISEMENT BOARD AND 9NO. FLAGS
Land At Junction Of Howe Road And Grange Road Gosport Hampshire

The Site and the proposal

The application site is located on the western side of Grange Road, south of the junction with Howe Road, and comprises a grassed open area of land with a strip of vegetation along its western edge. The site falls outside of the existing urban area within a Strategic Gap, an area of Existing Open Space and a Site of Importance for Nature Conservation as defined under the Gosport Borough Local Plan Review.

On the northern side of Howe Road is Phase 1 of the Rowner Redevelopment which is to commence shortly pursuant to the granting of outline planning permission K17671 and details pursuant application K17671/1. To the south and west is land falling within the Alver Valley. On the eastern side of Grange Road is the southernmost part of HMS Sultan.

The proposal is to erect 1no. polycarbonate V-shaped advertisement board and 9no. flags in association with the proposal for a marketing suite for the Rowner Redevelopment scheme, the subject of application reference K17753. The advertisement board will be 3.6 metres high. Each V section will be 1.7 metres wide and the sign will be sited at the north east corner of the site facing Grange Road. The flag poles are 6 metres high with flag attachments 3.9 metres above the ground. The flags will be located along the northern edge of the application site and along the Grange Road frontage. No illumination is proposed.

Relevant Planning History

K17753 - use of land for siting of two storey marketing suite with associated landscaping and parking - pending.

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP9
Outdoor Advertisements

Consultations

HCC Landscape, Planning & Heritage	No objection.
Environment Agency (Hants & IOW)	Application assessed as having a low environmental risk.
Property Services	No objection.
Leisure & Recreation Development	Amended proposals address concerns raised about impact on biodiversity.
Local Highway Authority	No objection provided the proposals are temporary.

Response to Public Advertisement

Nil

Principal Issues

1. The only issues for consideration in relation to advertisement proposals are public safety and amenity.
2. The advertisement signs will not project over the adjacent footpath and will not interfere with pedestrian safety or the line of sight for traffic using Grange Road. As such, the signs will not have a harmful affect on public safety.
3. The dimensions of the advertisement board and flags are appropriate to the scale and nature of the development and will not have a detrimental impact on the visual appearance of the area. The marketing suite is required for a temporary period only whilst the Rowner Redevelopment is implemented and a condition is proposed to require removal of the advertisements when the marketing suite is no longer required.

RECOMMENDATION: Grant Advert Consent

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and all other material considerations, the proposal will not have a detrimental impact on amenity or public safety and as such complies with Policy R/DP9 of the Gosport Borough Local Plan Review.

Subject to the Standard Conditions and the following additional condition:-

1. The 1no. advertisement board and 9no. flags hereby permitted shall be removed from the site within 14 days of the use of the marketing suite having ceased and the building and associated works having been removed from the site or by 31.3.15, whichever occurs soonest.
Reason - In the interests of amenity and to comply with Policy R/DP9 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 09.
APPLICATION NUMBER: K15583/2
APPLICANT: Mr W Grant
DATE REGISTERED: 20.01.2010

ERECTION OF TWO STOREY SIDE EXTENSION TO FORM 1NO. THREE BEDROOM DWELLING WITH ASSOCIATED AMENITY SPACE AND PARKING
1 Homer Close Gosport Hampshire PO13 9TJ

The Site and the proposal

The application site occupies a prominent plot at the northern end of Homer Close, adjacent to the junction with St. Nicholas Avenue. For the most part, the local area is characterised by pairs of semi detached dwellings and terraces of four houses, all of which are set back from the road frontage by approximately 8 metres. This, coupled with large grass verges and low front boundaries contributes to the look and feel of a spacious, open plan estate.

Number 1 Homer Close is the end property in a terrace of 4 three bedroomed dwellings located on the south eastern side of the road. The two storey property has a pebble dash rendered finish with a hipped roof of concrete interlocking tiles. There is a pitched roof prefabricated garage located approximately 3 metres from the side elevation of the dwelling, accessed via an existing dropped kerb at the front of the site. The area to the front of the garage has been laid to tarmac and there is a small grassed area adjacent to the front elevation. Whereas the other houses in the locality are set on rectangular plots with rear gardens in the region of 15-30 metres, Number 1 occupies a triangular plot and has an irregularly shaped garden positioned to the side and rear of the dwelling. A 1.6 metre high red brick wall separates the garden into two lawned areas. The wall is set in approximately 5.5 metres from the site boundary which comprises a 1.6 metre high Conifer hedge. There are a number of tall trees at the rear of the site which partially screen the dwelling from public view, particularly when approaching from the south.

This application follows a previous refusal for a two storey side extension at number 1 to create 2no. two bedroomed dwellings. The extension was 8.1 metres wide and had a pitched gable end fronting St. Nicholas Avenue. Each of the proposed dwellings had a flat roofed dormer on the rear roofslope serving second floor bedrooms. The dormers extended almost the entire width of roof. The rear garden of number 1 was subdivided to provide three separate areas of amenity space for the proposed and existing dwellings.

In dismissing the subsequent appeal the Inspector's principal concern was that the development would create an over dominant feature in the streetscene, to the detriment of the visual amenity of the locality. In reaching this decision, the Inspector noted that the rear dormer windows would occupy a large proportion of the rear roofslope, creating an overly prominent feature that would be uncharacteristic of the locality. The Inspector noted that the proposed gable end would not only exacerbate the mass and bulk of the proposal but that it would also unbalance the uniformed appearance of the terrace. The Inspector also considered that due to its irregular shape, the garden of the northernmost dwelling appeared cramped in comparison to adjacent plots. It was therefore concluded that the development, by reason of its design, siting and layout, constituted an inappropriate form of development that would be out of keeping with the character and appearance of the area.

In an attempt to address the concerns of the Inspector, the applicant has submitted a revised application. This proposal is for the erection of a two storey side extension to create 1no. three bedroomed dwelling. The design has been amended so that the roof is hipped at its northern end and there are no dormer windows. The extension will be 7.9 metres wide and will be built to the height of the existing ridge tile. It will have the same depth as the adjoining dwellings.

The existing red brick wall will be demolished and the rear garden subdivided to provide a separate area of amenity space for both the proposed and existing dwelling. The garden for the proposed dwelling would be triangular in shape and would have an overall depth of approximately 15 metres. Number 1 will retain a garden measuring approximately 22 x 8 metres. Access to the gardens will be via new pedestrian gates in the rear boundaries. Both the proposed and existing dwelling will be served by two car parking spaces. The parking areas will be surfaced in gravel, with separate hard surfaced paths providing access to the entrance doors. Like the other properties in the terrace, the entrance door for the new and existing dwellings will be positioned on the front elevation.

Provisions have been made for the storage of refuse bins and for long stay and visitor cycle parking.

Relevant Planning History

K.15583/1 - Erection of single storey rear extension and two storey side extension to provide 2no. two bedroom dwellings with associated amenity space and parking - refused 06.03.09. Appeal dismissed 29.10.09

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/H4

Housing Densities

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

R/DP3

Provision of Infrastructure, Services and Facilities

R/T4

Off-site Transport Infrastructure

R/OS13

Protection of Habitats Supporting Protected Species

Consultations

Building Control	Access for Fire Brigade is acceptable.
Streetscene (Waste & Cleansing)	1 x 240 litre recycling bin and 1 x 240 litre domestic bin is required.
Local Highway Authority	No objection.

Response to Public Advertisement

Nil

Principal Issues

1. The main issues in this case are the acceptability of the proposal in terms of its design and density, the impact on the visual amenity of the locality, the amenities of neighbouring and prospective occupiers and whether appropriate provision has been made for car and cycle parking, refuse storage, open space and highway infrastructure improvements.

2. The application site occupies a prominent position at the northern end of Homer Close, adjacent to the junction with St. Nicholas Avenue, a busy road that provides access to a number of smaller streets and cul-de-sacs. It is important therefore that the proposed development does not have a detrimental impact on the appearance of the streetscene or the character and visual amenity of the locality.

3. The proposed dwelling will be built to the same width as the existing properties in the terrace and careful consideration has been given to the size and positioning of the windows and doors to ensure the development replicates the appearance of number 1. Unlike the previously refused scheme, the roof is hipped at its northern end and there are no rear dormer windows. In my opinion, these amendments have helped to reduce the overall mass of the development and overcome the Inspector's previous concerns that the development would create a visually intrusive feature in the streetscene. The hipped roof will match the existing roof form and will also ensure the development does not unbalance the uniform appearance of the terrace. The dwelling is therefore appropriate to its context and will integrate well with the adjacent built form, creating what appears to be a natural extension of the streetscene. In the interests of preserving the future visual amenity of the locality, it is proposed to attach a condition which removes the permitted development rights relating to roof alterations and extensions.

4. The open plan look and feel of this residential area can be attributed to the large grass verges on the corners of the road junctions as well as the siting of the dwellings, set back a significant distance from the public highway. The front elevation of the proposed dwelling has been sited to follow the same pattern of development as the adjoining terrace and the side elevation of the new dwelling will be located over 7 metres St Nicholas Avenue. In my opinion therefore, the development will preserve the open plan look and feel of the area and the character of the locality. By reducing the number of proposed dwellings at the site from two to one, the applicant is able to provide two appropriately sized areas of amenity space for both the proposed and existing dwelling. The gardens comply with the guideline dimensions set out within Appendix B of the Gosport Borough Local Plan Review and unlike the cramped and contrived layout of the refused scheme, they are characteristic of other plots in the locality. Moreover, at 33 dwellings per hectare (dph), the proposed residential density is within the guideline density range set out in Policy R/H4 of the Gosport Borough Local Plan Review. In light of the above, I therefore consider that the proposed development complies with the aims and objectives of Policies R/DP1 and R/H4 and Appendix B of the Gosport Borough Local Plan Review.

5. Due to the orientation of the dwellings and the fact the proposed addition will be no deeper than the existing properties in the terrace, I do not consider that there will be an unacceptable impact on the amenities of neighbouring or prospective residents in terms of loss of light or outlook. In my opinion, the proposed first floor windows in the rear elevation will not increase the propensity to overlook adjacent gardens over and above that which currently exists from the existing first floor windows. The property frontages are already used for parking and I do not therefore consider that the additional vehicular movements associated with the new dwelling would result in undue disturbance to neighbouring occupiers. The proposed development will not therefore have an unacceptable impact on the living conditions of any adjoining neighbours, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.

6. Both the proposed and retained dwelling will be served by two car parking spaces. According to the 2001 Census information, car ownership within the Rowner and Holbrook ward is 1.04 cars per household, with 22.5% of households owning two or more cars. I therefore consider that the level of parking proposed is likely to be sufficient to meet the demand for both resident and visitor parking. As such, the development is unlikely to result in overspill parking in the local road network. Vehicular parking at the front of dwellings is a typical feature of the locality and there is adequate manoeuvring space within the site for vehicles to enter and exit in a safe and convenient manner. The access is located over 20 metres from the junction with St. Nicholas Avenue and this is a sufficient distance to ensure the use of the driveway does not compromise highway safety. The plans show that the height of the hedging at the front of the site will not exceed 0.6 metres and this will provide an adequate level of intervisibility between vehicles exiting the site and all other users of the highway. The use of the gravel driveway could result in debris migrating onto the adjoining

highway. The provision of a hard-surfaced strip at the front of the site will be sufficient to overcome this potential problem and this can be controlled by condition. Adequate provisions have been made for bin storage and bicycle parking. The facilities are conveniently located and can be accessed in a safe and convenient manner. In light of the above and subject to the above condition, the access and vehicular parking arrangements are acceptable and comply with Policy R/T11 of the Gosport Borough Local Plan Review.

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

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

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

Reasons for granting permission:

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

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:

081/P/150.05 & 081/P/150.06

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. Samples of all external facing and roofing materials, including the colours of the render, 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 constructed in accordance with the approved details.

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

4. The development hereby permitted shall not be brought into use until the pedestrian footway and areas shown on the approved plan for the parking and turning of vehicles, including a hard-surfaced strip to prevent gravel migrating onto the adjoining highway, have been provided and the

areas shall be surfaced and subsequently retained and kept available at all times for these purposes in accordance with a scheme to be agreed in writing by the Local Planning Authority.

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

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

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

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

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

7. The existing hedge, shown between points 'A' - 'A' - 'A' - 'A' on the approved plan, shall be retained at all times unless otherwise agreed, in writing, by the Local Planning Authority.

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

8. The pedestrian gates in the eastern boundary treatments shall be installed in such a manner so as to be incapable of opening out over the adjacent highway and shall be retained in that condition thereafter.

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

9. Notwithstanding the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting that Order), no development permitted by Schedule 2, Part 1, Class B shall be carried out without the prior consent in writing of the Local Planning Authority.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting that Order), no additional walls, fences or other means of enclosure shall be erected beyond the forward most part of any wall of the proposed or original dwellinghouse which fronts onto or flanks a highway (or a private driveway providing the main access to that dwelling) without the prior consent in writing of the Local Planning Authority.

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

ITEM NUMBER: 10.
APPLICATION NUMBER: K17777
APPLICANT: Mr David Martin
DATE REGISTERED: 11.02.2010

REGULATION 3 - CONSTRUCTION OF A PUBLIC PLAY AREA COMPRISING OF PLAY EQUIPMENT IN NATURAL MATERIALS
Land To The West Of Grange Road Gosport Hampshire

The Site and the proposal

The application site is located in the Alver Meadow area on the west side of Grange Road in an open space parkland location screened from the road by mature trees and shrubbery. This area is generally grassland. Approximately 55 metres to the north east of the site there is a small car park accessed from Grange Road. To the north of the site there is an existing BMX track accessed via an informal footpath from the car park. To the east of the site adjacent to the landscaping there is a longer grassland area used for the conservation of reptiles.

It is proposed, in an area of approximately 45 by 30 metres, to construct a public play area comprising play equipment in natural materials. There will be safety grass mats around each of the items proposed to be installed. The play zone will comprise a 20 metre cableway, timber wave swing with basket seat, a rock stack comprising 3 rock towers for climbing with a rope bridge and cargo net and sliding pole and a rock bridge with additional boulders used as seats, a hanging spinning unit, cyclone and climbing poles with rope walks and a rope scramble net and vertical rope climb. There will be a 1200mm wide 50 metre long gravel path on a geo textile and hardcore base that meanders between the various items of play equipment. A small picnic area will be provided with two hexagonal tables with seats and two further seats. The play area will not be fenced and will be open for public use at all times. The nearby conservation grassland area and trees and shrubs located to the east of the site will be retained and remain unaffected by the proposal.

Relevant Planning History

K16510 - Regulation 3 - Outline - Development of Alver Valley for recreational use permitted 13.09.05

K17075 - Regulation 3 - Construction of BMX track together with associated landscaping works permitted 16.02.06

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/OS1

Development Outside of the Urban Area

R/OS4

Protection of Existing Open Space

R/OS6

Recreation Allocation in the Alver Valley

R/T2

New Development

R/OS13

Protection of Habitats Supporting Protected Species

Consultations

Natural England

Update to be provided at the Regulatory Board meeting.

Leisure & Recreation Development

Update to be provided at the Regulatory Board meeting.

Response to Public Advertisement

Public consultation period expires 23.3.10 and an update will be provided at the Regulatory Board meeting.

Principal Issues

Further information to be provided at the Regulatory Board meeting.

RECOMMENDATION:

Authority be delegated to the Head of Development Control to determine the application after the date for public consultation has expired.