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12 April 2010

S U M M O N S

MEETING: Regulatory Board
DATE: 20 April 2010
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Lisa Reade

Please note: A site visit has been arranged for 8.00am at The Wych Way Inn, Gosport on the morning of this meeting.

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Carter (Chairman)
Councillor Geddes (Vice Chairman)

Councillor Allen	Councillor Hicks
Councillor Mrs Bailey	Councillor Hylands
Councillor 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 MARCH 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, 16 April 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, 16 April 2010).

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

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

7. ANY OTHER ITEMS

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

PART II
Contact Officer:
Debbie Gore
Ext 5455

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

20th April 2010

ITEMS WITH RECOMMENDATIONS

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

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02.	6	K11748/10	24 Bury Road Gosport Hampshire PO12 3UD	Grant Permission
03.	10	K11748/11	24 Bury Road Gosport Hampshire PO12 3UD	Grant Listed Building Consent
04.	13	K2834/2	100 Park Road Gosport Hampshire PO12 2HH	Refuse
05.	17	K17320/4	6 , 7, & 8 Marine Parade East Lee-On-The-Solent Hampshire PO13 9LA	Grant Permission
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07.	27	K1870/7	142 Portsmouth Road Lee-On-The-Solent Hampshire PO13 9AE	Grant Outline Consent
08.	31	K4352/5	Waterfront Quay 74 High Street Gosport Hampshire PO12 1DR	Grant Permission
09.	36	K17734	44 Fitzroy Drive Lee-On-The-Solent Hampshire PO13 8LZ	Grant Permission
10.	39	K17789	Royal Hospital Haslar Haslar Road Gosport Hampshire PO12 2AA	Grant Temporary Consent
11.	43	K17778	Unit 7 Wilmott Lane Depot Wilmott Lane Gosport Hampshire PO12 3RY	Grant Permission
12.	45	K17784	1-12 Bridge House Gregson Avenue Gosport Hampshire PO13 0UX	Grant Permission

ITEM NUMBER: 01.
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 (as amended by plans received 08.02.10 and amplified by
letter dated 19.03.10)**

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

The Site and the proposal

This application was considered by the Regulatory Board on 16 March 2010 when Members resolved to defer the item for an informal site visit.

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.

Following the Regulatory Board, the applicant was requested to provide additional information in respect of vehicle movements related to the proposed ATM. The applicant advises that it is their view that the ATM would only be used by customers accessing the store and will not be a significant traffic generator and as such de minimus to the site's main commercial use. Additional comments from the Highway Authority have been received which confirm that the provision of the ATM on the west frontage of the store is acceptable in highway terms. The applicant has provided an indicative plan which indicates the position of the parking associated with the shop use; and advises that in their view it is unlikely that users of the ATM visiting by car will choose to park on the road and walk across the car park, rather than the more convenient option of parking in the car park. The applicant has also drawn attention to the application for the further education college on the adjacent school site, noting that there was no highways objection to that application, which was then refused on highway grounds and subsequently allowed at appeal with full costs awarded to the appellants.

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

The location of the ATM on the western frontage is acceptable in highway terms.

Servicing from Brewers Lane is likely to result in additional vehicular movements on the existing access to the detriment of highway safety.

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 and the existing car parking area. This position is considered to be acceptable and does not raise any objections from the Highway Authority.

4. Whilst cycle storage is indicated, there is no policy requirement for it to be provided for an application relating to the material alteration to an existing building and therefore a condition requiring its provision and retention is not 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 existing 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: 02.
APPLICATION NUMBER: K11748/10
APPLICANT: Dr James Sykes
DATE REGISTERED: 15.01.2010

ERECTION OF DOUBLE GARAGE, BOUNDARY WALLS AND GATES (LISTED BUILDING IN CONSERVATION AREA) (as amended by plans received 19.02.10)
24 Bury Road Gosport Hampshire PO12 3UD

The Site and the proposal

The application site is located on the north side of Bury Road within the Bury Road Conservation Area. The property is a two storey semi-detached Grade II Listed Building with rendered elevations under a grey slate roof. The property is set back from Bury Road and has a 1.5 metre high brick wall to the front boundary containing a pedestrian gate. There is 3 metre high hedging behind the wall and along the dividing boundaries to either side. The rear garden is approximately 32 metres long to the original old 1.8 metre high brick boundary wall and has similar walls to either side. There is a small lean to garage built into the rear wall constructed in brick and block with a corrugated roof. Beyond this wall there is a further parking area and a vegetable garden that extends to the rear of 22 Bury Road and adjoins the 1.8 metre high boundary fences serving 28 to 32 Walton Road located to the north. This area can be accessed from the main garden or by a rear service road that serves properties located in Bury Road and Walton Road. This vegetable garden area has a boundary hedge to the west and a number of relatively small shrubs along its other boundaries with a pine tree towards the north east corner.

The service road contains a number of garages of differing designs and heights. Some are singles others double with different roof forms ranging from 2.2 metres in height to 4 metres. Number 26 Walton Road is a semi-detached bungalow with 28, located 20 metres from the service road having a concrete sectional garage set back in its rear garden. 28 only has a pedestrian gate in its boundary fence. Numbers 30 and 32 Walton Road are also semi-detached bungalows that have dormer window additions to their rear roof slopes. They are located 23 metres away from their rear garden 1.8 metre high boundary fences. Each of these properties has a timber garden shed adjacent to the rear boundary fence that project above the top of the fence.

The proposal is to demolish the existing single garage which sits inside the rear garden wall and to construct a new purpose designed double garage in the area of the existing vegetable garden. The garage will be located 600mm from the boundary fences to the rear of 28 and 30 Walton Road. It will be approximately 6.1 metres wide, 8.1 metres long and 2.3 metres high to its eaves with an overall maximum height of 4.25 metres to the top of the ridge to the hipped roof which runs from west to east. It is to be constructed in feather edge timber treated weatherboarding fixed to an oak frame with a natural slate roof to match those on the main house. The garage doors are to be side hung hinged timber. There will be a timber personal door in the south elevation and two windows in the east elevation. The window frames and personal door are to be oak. A conservation rooflight is to be installed in the north roof slope towards the rear of the garage to light the workshop area. The bottom of this window will be approximately 2.7 metres above ground level and as such considerably above head height.

At the eastern end of the service road and in front of the garage there is to be a parking and turning area positioned in front of the location of the existing garage. In addition, a new section of matching wall is to be erected to the north and south sides of the garage to enclose the retained area of vegetable garden. The southern section is to contain a timber framed ledge and brace gate. A matching length of wall is to be constructed on the line of the front of the garage that is to be demolished with a similar matching gate.

Relevant Planning History

K11748/7 - Erection of double garage, boundary walls and gates (Listed Building in Conservation Area) permitted 26.03.07.

K11748/8 - Listed Building Application - Demolition of existing garage, erection of double garage and garden walls along with new openings in existing garden wall (Conservation Area) permitted 26.03.07.

K11748/11 - Current Listed Building Application by the same applicant for the demolition of existing garage, erection of double garage and garden walls along with new openings in existing garden wall.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/BH1

Development in Conservation Areas

R/BH3

Development Affecting Listed Buildings

R/T11

Access and Parking

R/ENV10

Noise Pollution

R/DP1

General Standards of Development within the Urban Area

Consultations

The Gosport Society

No objection.

Local Highway Authority

No objection. The garage is of an appropriate size to accommodate two cars and cycle parking. Retention of the turning area should be conditioned.

Response to Public Advertisement

1 letter of objection

Issues raised:-

- loss of light
- overshadowing
- impact on visual amenities
- possible noise disturbance from use of garage/workshop
- loss of trees and shrubs
- possible danger to neighbouring residents
- if permission is granted opportunity to provide extension to service road will be lost
- concern over the ownership of the site
- the Regulatory Board should visit the site before determining the application.

Principal Issues

1. The acceptability of the principle of this form of development has been established with the grant of permissions K11748/7 and K11748/8 in March 2007. The garage is to be positioned in the same location with the same dimensions as previously approved with the only major difference being the proposed construction in weatherboarding rather than face brickwork. Minor changes to the window and door detailing are also proposed. The application site is in private ownership and there are no plans to purchase the land in order to extend the rear service road and as such this is not a consideration for the Local Planning Authority in determining this application. The applicant has

confirmed that he owns the land even though part of it is recognised as being Public Highway and the garage is not to be built on the concrete surfaced area of Public Highway. Consent is not required to remove the hedge and shrubs located around the boundaries to the vegetable garden and the pine tree is poorly located and not a specimen tree worthy of preservation. The site is located at the end of a service road containing a large number of garages of differing sizes. The activities associated with the use of this proposed garage and any possible noise generation will be no different to other garages in this area. Should the use generate a statutory noise nuisance then action could be taken under the Environmental Protection Act. Should there be a material change of use to the garage/workshop a separate planning application would need to be submitted for consideration. I am satisfied this development is not in conflict with Policy R/ENV10 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the acceptability of the design of the proposal, its impact on the amenities of neighbouring residents, whether it 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.

2. The design for the garage is appropriate for its setting at the eastern end of the service road. It follows a simple traditional construction method adopting weatherboarding with a slate roof and timber side hung garage doors and will enhance the appearance of this discreet part of the Conservation Area. Given its detailed design it will not have any detrimental impact on the historic and architectural character and appearance of the Listed Building and its setting. The new walls and timber framed ledge and brace gates are also acceptable and appropriate in terms of their design for this location and setting and will enhance the appearance of this part of the Conservation Area. Conditions are to be imposed regarding the submission of sample materials for the garage and bricks to be used in the repair of the existing wall to ensure satisfactory detailing appropriate to their context.

3. The garage has the same dimensions and height of that previously approved and is of an acceptable scale and form in relation to the main Listed Building. The hipped roof helps to reduce the mass and bulk of the building and given its orientation and distance from the bungalows located in Walton Road it will have no significant impact in terms of outlook or loss of light as accepted under the approved scheme. The height of the rooflight within the building is the same as previously approved and considerably above head height such that there will be no potential for overlooking or loss of privacy. The position of the half glazed door and windows in the south and east elevations and adjoining boundary treatments means there will be no loss of privacy to occupiers of 20 and 22 Bury Road. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of adjoining residents.

4. The orientation and proposed location of the garage is such that it will not obstruct access to any other garages or parking spaces accessed from the service road. Furthermore it is to be positioned to the east of the pedestrian gate located in the boundary fence serving 28 Walton Road. The garage is shown to be of appropriate dimensions to accommodate two cars and cycle parking which is acceptable for this property. The garage is positioned at the end of the service road and therefore will not have a detrimental impact in terms of highway safety. A condition is proposed requiring the turning area to be kept free for this purpose. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the proposed development is acceptable in this location. It is of an appropriate design, does not have any detrimental impact on the amenities of adjoining residents, highway safety, this Listed Building or its setting and will enhance the character and appearance of the Conservation Area. As such the development complies with Policies R/DP1, R/BH1, R/BH3, R/T11 and R/ENV10 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

- Drawing No. 2519/03 Rev. B, - Drawing No. 2519/04 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.

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

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

4. Where the Listed wall is to be repointed or partially reconstructed, the mortar mix and repointing shall match the lime mortar and pointing evident on the existing wall. Brick samples should be submitted for approval should there be a shortfall in the reuse of the existing. The development shall thereafter be carried out utilizing the approved brick samples.

Reason - To maintain the integrity and character of the wall and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

5. The development hereby permitted shall not be brought into use until the turning space shown on the approved plan shall have been constructed to enable vehicles to enter and leave the site in a forward gear and this shall be maintained and be kept available for that purpose at all times.

Reason - In the interests of highway safety, and to comply with Policies R/DP1, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K11748/11
APPLICANT: Dr. James Sykes
DATE REGISTERED: 15.01.2010

LISTED BUILDING APPLICATION - DEMOLITION OF EXISTING GARAGE, ERECTION OF DOUBLE GARAGE AND GARDEN WALLS ALONG WITH NEW GATES IN EXISTING GARDEN WALL (CONSERVATION AREA) (as amended by plans received 19.02.10)
24 Bury Road Gosport Hampshire PO12 3UD

The Site and the proposal

The application site is located on the north side of Bury Road within the Bury Road Conservation Area. The property is a two storey semi-detached Grade II Listed Building with rendered elevations under a grey slate roof. The property is set back from Bury Road and has a 1.5 metre high brick wall to the front boundary containing a pedestrian gate. There is 3 metre high hedging behind the wall and along the dividing boundaries to either side. The rear garden is approximately 32 metres long to the original old 1.8 metre high brick boundary wall and has similar walls to either side. There is a small lean to garage built into the rear wall constructed in brick and block with a corrugated roof. Beyond this wall there is a further parking area and a vegetable garden that extends to the rear of 22 Bury Road and adjoins the 1.8 metre high boundary fences serving 28 to 32 Walton Road located to the north. This area can be accessed from the main garden or by a rear service road that serves properties located in Bury Road and Walton Road. This vegetable garden area has a boundary hedge to the west and a number of relatively small shrubs along its other boundaries with a pine tree towards the north east corner.

The proposal is to demolish the existing single garage which sits inside the rear garden wall and to construct a new purpose designed double garage in the area of the existing vegetable garden. The garage will be located 600mm from the boundary fences to the rear of 28 and 30 Walton Road. It will be approximately 6.1 metres wide, 8.1 metres long and 2.3 metres high to its eaves with an overall maximum height of 4.25 metres to the top of the ridge to the hipped roof which runs from west to east. It is to be constructed in feather edge timber treated weatherboarding fixed to an oak frame with a natural slate roof to match those on the main house. The garage doors are to be side hung hinged timber. There will be a timber personal door in the south elevation and two windows in the east elevation. The window frames and personal door are to be oak. A conservation rooflight is to be installed in the north roof slope towards the rear of the garage to light the workshop area. The bottom of this window will be approximately 2.7 metres above ground level and as such considerably above head height.

At the eastern end of the service road and in front of the garage there is to be a parking and turning area positioned in front of the location of the existing garage. In addition a new section of matching wall is to be erected to the north and south sides of the garage to enclose the retained area of vegetable garden. The southern section is to contain a timber framed ledge and brace gate. A matching length of wall is to be constructed on the line of the front of the garage that is to be demolished with a similar matching gate.

Relevant Planning History

K11748/7 - Erection of double garage, boundary walls and gates (Listed Building in Conservation Area) permitted 26.03.07.

K11748/8 - Listed Building Application - Demolition of existing garage, erection of double garage and garden walls along with new openings in existing garden wall (Conservation Area) permitted 26.03.07.

K11748/10 - Current planning application by the same applicant for the erection of double garage, boundary walls and gates.

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.
Society For The Protection Of Ancient Buildings	No response.
Twentieth Century Society	No response.
The Georgian Group	No response.
The Gosport Society	No objection.
The Victorian Society	No response.

Response to Public Advertisement

2 letters of objection

Issues raised:-

- loss of light
- overshadowing
- impact on visual amenities
- possible noise disturbance from use of garage/workshop
- loss of trees and shrubs
- possible danger to neighbouring residents
- if permission is granted opportunity to provide extension to service road will be lost
- concern over the ownership of the site
- the Regulatory Board should visit the site before determining the application.

Principal Issues

1. The acceptability of the principle of this form of development has been established with the grant of permissions K11748/7 and K11748/8 in March 2007. The only issues in this case are the impact of the proposal on the historic and architectural character and appearance of this Grade II Listed Building and its setting. The other issues raised by objectors have been assessed in relation to the associated planning application.

2. The existing garage to be demolished is of a poor design constructed from unsuitable materials. Its removal will enhance the setting of the Listed Building. The design for the new garage is appropriate for its setting at the eastern end of the service road. It follows a simple traditional construction method adopting weatherboarding with a slate roof and timber side hung garage doors and will enhance the appearance of this discreet part of the Conservation Area and setting of the Listed Building. This tradition of design for outbuildings was commonly used back into the 19th Century in such areas with strong maritime links and weatherboarding is equally acceptable a material as the facing brick approved under the previous scheme. Given its detailed design it will not have any detrimental impact on the historic and architectural character and appearance of the Listed Building and its setting. The new walls and timber framed ledge and brace gates are also acceptable and appropriate in terms of their design for this location. The infill section of wall in place of the demolished garage will reinforce the original line and form of this important historic wall. Conditions are to be imposed regarding the submission of sample materials for the garage and

bricks to be used in the repair of the existing wall to ensure satisfactory detailing appropriate to their context.

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 does not have any detrimental impact on this Listed Building or its setting. As such the development complies with Policy R/BH3 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

Reason - To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act, 1990 (as amended).

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

- Drawing No. 2519/03 Rev. B, - Drawing No. 2519/04 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.

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

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

4. Where the Listed wall is to be repointed or partially reconstructed, the mortar mix and repointing shall match the lime mortar and pointing evident on the existing wall. Brick samples should be submitted for approval should there be a shortfall in the reuse of the existing. The development shall thereafter be carried out utilizing the approved brick samples.

Reason - To maintain the integrity and character of the wall and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K2834/2
APPLICANT: Angie And Dave Day
DATE REGISTERED: 16.02.2010

OUTLINE APPLICATION - ERECTION OF DETACHED BUNGALOW AND GARAGE
100 Park Road Gosport Hampshire PO12 2HH

The Site and the proposal

Number 100 Park Road is a detached house constructed in the 1950's located in an established residential area in the southern part of Gosport opposite Gosport Park. It is situated on the western side of the road in a substantial plot approximately 67 metres deep and between 15 and 12 metres wide. The garden is bordered by a low brick wall at the front, a combination of walls, fences and hedges between 1 and 1.8 metres in height to the north and south and a 3 metre high conifer hedge to the west. There is a recently constructed 1.8 metre high timber fence running from the north west rear corner of the house for a distance of approximately 11 metres into the back garden which turns south to join with the southern boundary. The garden is mainly lawn but there are a number of shrubs and semi-mature trees around the boundaries.

The house is constructed from red brick under a concrete tiled roof with a ridge running from north to south. There are no windows in the gabled southern side elevation. In the rear elevation there is a door with a side window serving the kitchen and a window and pair of double doors serving the lounge. There are two bedroom windows at first floor level overlooking the rear garden. The house is located approximately 3.5 metres away from both side boundaries. There is a small shed to the southern side of the house situated on the boundary with 112 Park Road. There is a larger brick and timber shed/workshop with a shallow sloping roof in the south west corner of the garden. A garage is located along the northern boundary with 96 Park Road positioned approximately 20 metres to the rear of the house. At the front of the property either side of the low boundary wall there are two vehicular access points. The northern access serves a paved and tarmac driveway leading to the garage. The southern access serves a single car sized gravel surfaced parking space.

This part of Park Road is characterised by detached and semi-detached houses in substantial plots with long back gardens extending to the properties located to the rear fronting Mount Pleasant Road. The houses are of varied designs and different ages, the most modern being 92 Park Road, a two storey house, which was constructed in 2002. These properties are set back between approximately 5 and 9 metres from the Road. To the rear of the property is the back garden of a bungalow containing a rear dormer window fronting Mount Pleasant Road.

Number 96 Park Road, located along the northern site boundary, is a three storey town house set back in line with the rear elevation of 100 Park Road. This property has its kitchen at first floor level on the rear elevation leading out onto a balcony. It also has four obscure glazed windows in its southern side elevation facing the application site, three on the first floor and one on the second floor.

Number 112 Park Road is located less than 1 metre from the southern site boundary and has a single storey side/rear kitchen extension which is on the application site boundary. The north facing side elevation to this property contains two windows at ground floor level, one serving a bedroom the other a kitchen utility room. There is a dormer bedroom window at first floor level in this elevation and a landing window facing the site.

The remainder of the southern site boundary is bordered by the rear gardens serving numbers 1 to 6 Ewer Common. The rear elevations of these two storey detached and semi-detached houses are located between approximately 26 and 35 metres from the application site.

This is an outline application for the erection of a three bedroom detached bungalow and garage with all matters reserved. At present 100 Park Road has two vehicular accesses. It is proposed to use the southern access to serve the new dwelling: the access to the north will continue to be used to serve the existing property. The existing property will have a retained back garden 11 metres deep. A plan has been submitted with the application for information only that shows the southern access between the existing dwelling and southern boundary to be 3.6 metres wide. The remaining approximately 42 metres deep part of the site will be used to accommodate the bungalow, garage, parking/turning area and a bin and cycle store.

Relevant Planning History

K2834 - Erection of house and garage permitted 08.04.58.

K2834/1 - Erection of rear extension permitted 09.09.74.

Relating to a nearby site, 92 Park Road:-

K16042 - Erection of detached dwelling and garage permitted 19.06.02.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/H4

Housing Densities

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

Consultations

Building Control	Travel distance for Fire Brigade excessive. This could be overcome with the use of a sprinkler system throughout the dwelling.
Streetscene (Waste & Cleansing)	Adequate storage area for bins on site which would require placing out adjacent to highway in Park Road to facilitate collection.
Local Highway Authority	There are no traffic restrictions adjacent to the site and a lay-by is sited opposite the proposed site entrance. Turning facilities should be provided on the site. Details of the parking provision for the existing dwelling should be provided. Cycle parking facilities should be provided to the minimum standards for the new dwelling. No objection in principle subject to transport contributions.

Response to Public Advertisement

63 letters of objection

Issues raised:-

- unacceptable form of back garden infilling/backland development
- height of building will be clearly visible over neighbouring fences from adjoining properties in Park Road, Mount Pleasant Road and Ewer Common
- proposal will appear overbearing compared to existing garages and outbuildings
- dwelling in this location will be out of character and alien to surrounding development and harmful to the appearance and character of the area
- a dwelling in this location will materially reduce the outlook from adjoining properties
- loss of privacy to neighbours
- the property will be overlooked by surrounding taller properties therefore resulting in a loss of privacy to future occupiers
- adverse affect on the amenities of neighbouring residential properties
- vehicle movements to the property will result in unacceptable noise generation relative to what are presently quiet back garden areas
- unacceptable noise, vibration, fumes and disturbance to the occupiers of the properties adjoining the proposed access to the site
- increase in traffic and parking in the area
- inadequate visibility from access to serve a separate dwelling
- trees and shrubs will be lost and wildlife could suffer
- large gardens help to reduce the carbon footprint, should be retained as a large garden
- opening up the area behind Park Road will reduce the security of neighbouring properties
- proposed property has a very large footprint
- could set a precedent
- others with large gardens could be tempted to sell to property developers
- if permission is granted development should be restricted to single storey only

7 letters of support

Issues raised:-

- the bungalow would be a modest one storey building with a low roof
- existing boundary treatment would largely screen it from view
- this development is appropriate for this large suburban site
- unrealistic to think it could be kept as garden forever in view of modern housing demands
- there is a shortage of detached bungalows in the area
- the site has independent access
- there will be no loss of privacy
- no mature trees will be lost

Principal Issues

1. The site is located within the urban area boundary where the principle of residential development is acceptable provided the details accord with Policy R/DP1 of the Gosport Borough Local Plan Review. There are no trees on the site worthy of protection by means of a Tree Preservation Order. Should any similar applications be submitted in the area each would have to be considered on its merits in relation to relevant planning policies at the time. The site is of adequate size to accommodate suitable refuse storage facilities. The main issues are therefore the density, the impact on the visual amenity of the locality, the amenities of adjoining and prospective occupiers, the servicing and parking arrangements and the provision for cycle parking, open space and transport contributions.

2. The proposed development would result in a residential density of approximately 12 dwellings per hectare. This is below the range of 30-50 dwellings per hectare promoted by Policy R/H4 of the Local Plan Review. However, it is similar to surrounding properties and a low density is therefore reflective of the locality. A higher density would be out of character and therefore inappropriate in this location.

3. The access to the site exists at present and the site is of sufficient size that it can accommodate adequate parking to meet both resident and visitor demands. Vehicles will also be able to manoeuvre and turn on the site so as to be able to enter and leave in a forward gear in the interests of highway safety. The site is also large enough to provide long and short stay cycle parking

facilities to minimum requirements. On-street parking is available and there is a lay-by on the opposite side of Park Road, however, the proposed development is unlikely to result in overspill parking in the local road network and therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

4. The area is characterised by a diverse range of detached and semi-detached properties built over the years in relatively large long plots. The property built in 2002 on the site of 92 Park Road is characteristic of the type of infill development within the immediate area. When considering the development in Park Road, Ewer Common and Mount Pleasant Road, the consistent theme is one of frontage development, with views from the respective road frontages into the central area of rear gardens. This rear garden area has a feel of openness and spaciousness. Irrespective of its chosen design and positioning within the site the erection of a bungalow on this tandem or backland plot would not reflect the established pattern of development and character of the area. A bungalow would be clearly visible above the boundary treatment in the area and would appear out of keeping with the surroundings and incongruous in such a location. It would be harmful to the character and appearance of the surrounding area. In addition, it would have a detrimental impact on the outlook from adjoining properties and their gardens that residents should reasonably enjoy. Consequently, the proposal is contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

5. At present use of the southern access is for the parking of a single car and vehicles cannot pass along the side of 112 Park Road due to the positioning of the garden on the application site and an area of soft landscaping. The use of the proposed driveway less than 1 metre from bedroom and the other windows located in the northern side elevation to this property will be detrimental to the amenities of the occupiers by way of fumes, noise and disturbance and therefore contrary to Policy R/DP1 of the Gosport Borough Local Plan Review. Furthermore, the passage of traffic both vehicular and pedestrian will not only pass by the side of the property but also a further 9 metres along the length of its rear garden where residents should be free from such noise and disturbance. In addition, the total length of the rear garden retained by 100 Park Road will have traffic passing it. The vehicular activity on this site will also take place beyond the rear of 96 Park Road. Rear gardens are where people might reasonably expect a quieter environment for sitting out and as such this vehicular and pedestrian activity will be detrimental to the living conditions of the occupiers of these properties. The proposal is therefore unacceptable and contrary to the aims of Policy R/DP1 (iv) of the Gosport Borough Local Plan Review.

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

RECOMMENDATION: Refuse

Subject to the following reasons:-

1. The proposed development, by reason of its location and means of access, would result in an undesirable form of development, out of keeping with the established pattern of residential development in the locality and would therefore be detrimental to the character of the area and prejudicial to the amenities of existing and prospective residents, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

2. The use of the access to the site to serve a new dwelling, by virtue of its close proximity to 112 and 100 Park Road and associated activity relative to the boundary with 96 Park Road, would be detrimental to the amenities of adjoining residents, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 05.
APPLICATION NUMBER: K17320/4
APPLICANT: Roxan Construction
DATE REGISTERED: 03.02.2010

ERECTION OF A 3 STOREY BLOCK (WITH 2 STOREY ELEMENT AT THE SOUTH EASTERN END) OF 9NO. TWO BEDROOM, 2NO.ONE BEDROOM AND 3NO.3 BEDROOM APARTMENTS WITH AMENDED ROOF DESIGN, ROOF TERRACE AND ASSOCIATED CAR AND CYCLE PARKING (AMENDED SCHEME TO K.17320/3) (as amended by plans received 29.03.10 and 31.03.10)
6 , 7, & 8 Marine Parade East Lee-On-The-Solent Hampshire PO13 9LA

The Site and the proposal

The application site is located on the north east side of Marine Parade East between Pier Street and Beach Road and is within the Marine Parade Area of Special Character. The site has been cleared, but was formerly occupied by 3 bungalows. At this point Marine Parade East slopes down from west to east. To the west of the site the built form is mainly blocks of flats between 3 and 4 storeys in height. To the east the predominant character is buildings of a lower domestic scale with the exception of older development around Beach Road and immediately east of Cambridge Road. Immediately to the west of the application site there is a block of flats rising from 3 storey adjacent to the site to 4 storeys in the main block. The three storey element is set back approximately 10 metres from the back edge of the footway with the frontage of the 4 storey block approximately 5 metres closer to the road in line with the dwellings to the east of the original bungalows on the site. The upper storeys of the main block are set back in a tiered arrangement. There are balconies on the front of the whole block with all those in the 3 storey element recessed within the elevation whereas those on the 4 storey block are on top of each lower tier. There are high level windows along the side elevation facing on to the application site within the 3 storey part of the block on all 3 floors. There is a footpath adjacent to the east boundary of the site. Beyond the footpath is a 2-storey house with 2 windows at first floor and 2 windows at ground floor, one of which is a bay. These windows are on the rear part of the side elevation. The front of this house is set back 6 metres from the back edge of the footway to Marine Parade East.

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

Planning permission has previously been granted for a similar proposal for 14 flats. This application relates to a revised scheme with some alterations to the external appearance of the building, internal re-arrangements which result in a variation to the bedroom numbers proposed, the provision of roof gardens and an increase in the size of the basement with a resultant increase in the number of parking spaces.

The overall appearance of the building is not substantially different, with the main notable changes being the addition of obscure glazed windows to both the east and west elevations and a privacy wall to the balconies adjacent to Bembridge Lodge. The inclusion of the roof gardens also results in an increase in flat roof area.

18 parking spaces were previously approved, however, with an enlarged basement area the number has been increased to 24, which includes 12 spaces in a tandem arrangement. 20 will be located on the lower ground floor and accessed by a ramp with a gradient of 1 in 12 and 1 in 6, as previously approved. There will also be 14 lockable stores capable of storing 2 bicycles. The remaining 4 car parking spaces are to be provided at the rear of the building with 6 visitor stands with space for 12 cycles, a bin storage area and a grassed amenity area all as previously approved. The front garden area will be landscaped. There will be pedestrian access from the rear service

road through to Marine Parade East. Vehicular access will be from the service road. The service road is to be widened to 4.1 metres as part of the scheme to facilitate vehicular access.

Amended plans have been received showing balcony screens to the west elevation to match those previously approved on the east, the provision of a refuse collection point to the front of the building and a roof to the bin store, in line with the original approval.

Relevant Planning History

K17320 - Erection of 4 storey block of 14 flats - withdrawn 26.04.07

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

K17320/2 - Erection of block of 14 flats - withdrawn 01.04.09

K17320/3 - Erection of block of 14 flats - permitted 09.10.09

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/DP10

Marine Parade Area of Special Character

R/H4

Housing Densities

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/CF6

Provision of Educational Facilities

R/OS8

Recreational Space for New Residential Developments

R/ENV14

Energy Conservation

Consultations

The Gosport Society	No objection.
County Education Office	No education contribution required in this case.
Building Control	Update to be provided.
Streetscene (Waste & Cleansing)	Need for refuse storage to accommodate 6 x 1100 bins in total, which is shown. Storage and/or collection area adjacent to highway is required.
Local Highway Authority	No objection, however, consideration should be given as to whether the level of parking is an over-provision, the gradient of the ramp and the need for drainage to prevent flooding. Contribution towards transport infrastructure improvements required.

Recommend conditions in respect of means of access, cycle parking and refuse.

Response to Public Advertisement

1 letter of objection

Issues raised:-

- loss of light
- loss of views
- sited too close to Marine Parade East
- boundary treatment is insufficient
- no lighting for the alleyway between the site and Bembridge Lodge
- design is out of keeping
- roof terraces are inappropriate
- location of refuse store will result in noise and smells and needs to be accessed from highway
- drainage on site at present seems insufficient
- impact on parking as no visitor spaces

2 letters of observation

Issues raised:-

- concerned over possible vibration when excavating underground car park

Principal Issues

1. This scheme has, essentially, the same appearance as the previous application and is on the same footprint, therefore issues such as loss of light, views, the siting of the building, lighting, boundary treatment, impact from the excavation works and drainage were all considered under the previous application. Therefore the main issues in this case are whether the increase in the number of parking spaces is appropriate, and whether the introduction of roof terraces, additional side windows and increased screening to balconies will result in a detrimental impact on the visual appearance of the building or the privacy of the neighbouring occupiers.

2. The external changes to the proposed building do not result in a significant change in its appearance. The windows proposed on the side elevations do not serve habitable rooms and therefore a condition requiring them to be obscure glazed and fixed shut to a height of 1.7m would protect the privacy of the neighbouring properties to the east and west. Similarly the introduction of additional privacy screening to the west elevation, in line with those previously approved on the east elevation, would improve the levels of privacy over the original approval. These changes do not have any significant impact on the appearance of the building and are therefore considered appropriate in design terms in accordance with policies R/DP1 and R/DP10.

3. The roof terraces are located centrally on the roof and are generally set behind the ridge. The applicant has provided cross-sections which help to demonstrate the possible views from the proposed terraces. Views from the rear elevation were accepted under the previous application having regard to the distances to the neighbouring properties and this is considered to be relevant to the possible impacts from the proposed terraces. There are no properties opposite the front elevation. The sections provided indicate that views to the east and west would be predominantly restricted by the proposed ridges of the roof, and, where there is no ridge, access is prevented by a balustrade. Privacy between the terraces is to be controlled with obscure glazed privacy screens which could be controlled by condition. There is no significant additional overlooking over and above that accepted under the previous scheme. Therefore, having regard to the position of the terraces, the separation distances and restricted views to the surrounding properties there would not be a detrimental impact in terms of privacy from these amended proposals in compliance with Policy R/DP1.

4. The provision of 18 car parking spaces was considered acceptable under the approved scheme. Although the number of spaces is proposed to be increased by 6, this is through the provision of

tandem spaces which would need to be allocated to individual properties to be usable. No visitor spaces were proposed within the approved scheme and the additional parking proposed would provide the opportunity for some of the spaces to be utilised by visitors to occupants of the flats. The additional parking provision is therefore considered to be acceptable. Cycle parking provision meets minimum requirements. As with the previous scheme the rear service road is to be widened to allow for the safe passage of refuse collection and delivery vehicles and details of the construction are to be required by condition to ensure the works are to an approved standard and the road is subsequently maintained and made available. In addition to these off site highway improvements, a transport contribution is to be secured by means of a legal agreement. Without this provision the proposal would be contrary to Policies R/DP3 and R/T4 and as such unacceptable.

5. The applicant has also 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 Policies R/OS8 and R/DP3 of the Gosport Borough Local Plan Review for the six flats proposed. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to a 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 and the design reflects the existing character of Marine Parade East. It will not have a significant impact on the amenities of adjoining residents and adequate provision is made for car parking, off site transport infrastructure, cycle parking, refuse storage, and open space. As such it complies with Policies R/DP1, R/DP3, R/DP10, R/H4, R/T4, R/T11, R/CF6 and R/OS8 of the Gosport Borough Local Plan Review and the Marine Parade Supplementary Planning Document.

Subject to the following conditions:-

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: A-01 Rev D; A-02 Rev J; A-03 Rev F; A-04 Rev E; A-05 Bin; A-05 sections.

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 the Local Planning Authority shall have approved :-

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

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

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

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

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

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

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

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

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

7. No development above slab level shall take place until full details of the 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 full planting plans detailing numbers, species and size and maintenance arrangements.

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

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

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

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

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

10. 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.

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

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

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

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

13. The balcony screens on the side elevations shall be provided prior to first occupation of the building and be a minimum height of 1.6 metres above the floor level of the balcony and thereafter 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.

14. The windows on the east and west elevations identified as 'obscure glazing', shall be non-opening and glazed with obscure glass to a height of 1.7 metres above finished floor level and thereafter 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.

15. The roof terraces shall be carried out in accordance with the approved plans and the glazed privacy screens and glazed balustrades shall be fully implemented prior to the first use of the terraces and thereafter retained in that condition.

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

ITEM NUMBER: 06.
APPLICATION NUMBER: K11595/1
APPLICANT: Gosport And Fareham RFC
DATE REGISTERED: 25.09.2009

REMOVAL OF EXISTING LIGHTING COLUMNS AND THE INSTALLATION OF 6NO. 15 METRE HIGH GALVANISED STEEL LIGHTING COLUMNS AND LIGHTS TO SERVE THE EXISTING TRAINING PITCH (CONSERVATION AREA) (as amplified by details and plan received 08.02.10)

Gosport & Fareham Rfc Dolphin Crescent Gosport Hampshire PO12 2HE

The Site and the proposal

The application site is located to the south of Dolphin Crescent and to the east of Park Road within Gosport Park. Gosport Park is located outside of the Urban Area Boundary. It is a historic non-listed park situated in the north eastern corner of the Anglesey Conservation Area. It includes a Clubhouse building occupied by Gosport and Fareham Rugby Football Club, rugby and cricket pitches, a bowling green, children's playground and large car park. Along the western boundary, adjoining Park Road, there is a lay-by. There are 1.5 metre high bow top railings along this boundary with a hedge behind and rows of trees between approximately 6 and 8 metres in height either side of a footpath that extends through the park. On the western side of Park Road there are detached houses of varied designs and different ages set back between approximately 5 and 9 metres from the road. Number 96 Park Road is a three storey town house.

To the east of the landscaped margin to this side of the park there is an area known as 'The Dell' around which there is raised banking which is a remnant of an earlier late Victorian/Edwardian cycle track. It is within 'The Dell' where the existing rugby training pitch is located served by 6 number 15 metre high floodlighting columns. Each of these columns support two lights.

The existing floodlighting does not currently meet the RFU standard and it is proposed to remove the existing columns and replace them with a new floodlighting system. The new system will comprise 6 number 15 metre high galvanised steel lighting columns with climbing step loops for maintenance purposes with a total of 8 lights. The columns are to be positioned along the long sides of the pitch with a single luminaire at each end and two on the central columns. The columns will be located closer to the edge of the playing surface than the existing columns in order to obtain the optimum aiming angles on the luminaires. This increases the efficiency of the luminaires, maximising light on the pitch and minimising spill light off the pitch onto adjacent areas. The lights will be approximately 50 metres from the park boundary and over 70 metres away from the nearest house. No trees or other soft landscaping will be affected by the proposal.

It is proposed to use the lights over the winter months between September and April only with a 4.00 pm start time and 9.30 pm end time on Monday to Saturday inclusive when required.

The application is supported by a Lighting Spillage Calculations Report which has been supplemented by further information on the likely impact on properties located in Park Road. This identifies observer points located outside numbers 82, 88, 94, 112 and 116 Park Road.

Relevant Planning History

K11595 - Erection of 6no. floodlighting columns (15 metres in height) - permitted 05.10.83

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/BH7
Parks and Gardens of Local Historic Interest
R/OS3
Urban Gaps
R/OS4
Protection of Existing Open Space
R/OS12
Locally Designated Areas of Nature Conservation Importance
R/ENV11
Minimising Light Pollution

Consultations

The Gosport Society	No objection.
Natural England	No objection. Unlikely to have a significant effect on the interest features of the Portsmouth Harbour SPA/Ramsar site and adjoining SSSI. Require condition restricting construction works over the waterfowl over-wintering period.
Environment Agency (Hants & IOW)	No objection. The application has been assessed as having a low environmental risk.
HCC Lighting	No objection. The proposed new floodlighting installation would comply with the 'ILE Guidance Notes for the Reduction of Obtrusive Light'. The same size lamps will be used, but a reduction of 33% in quantity, with equivalent energy/carbon saving. Better mast locations, giving enhanced lighting uniformity for the players. Much less glare from asymmetric luminaires mounted horizontally, compared with the existing symmetric floodlights tilted upwards at a high angle. This will result in very low levels of light at window level in sensitive directions.

Response to Public Advertisement

2 letters of objection

Issues raised:-

- concern at possible increase in light levels and impact on residents in Park Road
- current lights are angled upwards and create a bright glare
- do not oppose brighter lighting to the pitch itself
- impact on residents of Park Road should be assessed
- changes should result in a reduction of direct glare rather than an increase

Principal Issues

1. The main issues in this case are the acceptability of the design of the proposal, the impact on the character and appearance of this historic park and Conservation Area, the amenities of nearby residents in terms of light pollution and areas of nature conservation importance.

2. The existing floodlights are 15 metres high and have operated on the site for over 25 years and the proposed locations of the replacement columns respect the historic form of the cycle track. Their design is simple and appropriate for purpose. Therefore the proposal will not have a detrimental impact on the historic interest of the park and will preserve the character and appearance of the Conservation Area. A condition is proposed to control the proposed colour of the columns to lessen their impact during the day. As such I am satisfied the development complies with Policies R/DP1, R/BH1 and R/BH7 of the Gosport Borough Local Plan Review

3. The proposed lighting system has been purpose designed to give enhanced lighting uniformity to create a safer environment for players using the pitch and to comply with current national standards. The same size 2000 watt lamps will be used as at present but the better locations with more controlled angles will direct the lighting onto the playing surface. The current number of lamps will be reduced from 12 to 8, i.e. by 33%, with equivalent energy and carbon savings. The existing symmetric floodlights are tilted upwards at a high angle but the proposed asymmetric lights are mounted horizontally and will result in significantly less glare and would comply with the 'ILE Guidance Notes for the Reduction of Obtrusive Light'. The proposed lighting will result in very low levels of light at window level when viewed from properties located on the western side of Park Road. The proposal therefore complies with Policy R/ENV11 of the Gosport Borough Local Plan Review and will not be detrimental to the residential amenities of nearby residents in terms of light pollution.

4. The proposed development will have no detrimental impact on this existing area of open space. In addition the proposal is considered to have a low environmental risk by the Environment Agency and will be unlikely to have a significant effect on adjoining important areas for Nature Conservation. A condition is proposed requiring construction works to avoid the waterfowl over wintering period to ensure that such birds are not disturbed. As such the proposal is acceptable in this location and complies with Policies R/OS4 and R/OS12 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in this location. It is of an appropriate design and will preserve the character and appearance of the Conservation Area and this historic park. It will not have a detrimental impact on the amenities of nearby residents in terms of light pollution or the adjoining important areas for Nature Conservation. As such the development complies with Policies R/DP1, R/BH1, R/BH7, R/OS3, R/OS4, R/OS12 and R/ENV11 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:

- Gosport 01, - Gosport 02, - FGRFC/1, - Towermaster PLAN 1 and Towermaster PLAN 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. No construction works shall take place during the waterfowl over wintering period, being from 1 October until 31 March.

Reason - To avoid disturbance to over wintering migratory waterfowl along the Portsmouth Harbour SPA/SSSI and to comply with Policies R/OS10 and R/OS11 of the Gosport Borough Local Plan Review.

4. A detailed specification of the lighting to include the angle and direction of the lights and the colour to be used for the painting of the lighting columns shall be submitted to and approved, in writing, by the Local Planning Authority before works related to this part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details before the lights are first brought into use and retained in this form thereafter.

Reason - Such details have yet to be submitted and 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.

5. The floodlighting columns hereby approved shall not be used after 10.00 pm in the evening.

Reason - To protect the amenity of adjoining occupiers and to comply with Policies R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 07.
APPLICATION NUMBER: K1870/7
APPLICANT: Mr L Winston
DATE REGISTERED: 03.02.2010

OUTLINE APPLICATION - PART DEMOLITION OF EXISTING BUILDING AND ERECTION OF 1NO. DETACHED TWO STOREY DWELLING
142 Portsmouth Road Lee-On-The-Solent Hampshire PO13 9AE

The Site and the proposal

The application site is located on the north eastern side of Portsmouth Road. The road is characterised by two storey dwellings set on rectangular plots with rear gardens in the region of 15-20 metres long. The properties vary in size and design but are typically set back from the road frontage by approximately 6 metres and set in from the side boundaries by 0.5 - 1 metre.

Number 142 is a two storey dwelling with protecting pitched roof gables fronting Portsmouth Road. There is also a two storey pitched roof extension on the rear elevation and a large single storey flat roof addition on the south eastern side of the dwelling. The same elevation contains a small first floor obscure glazed window. The application site is approximately 25 metres wide. This is considerably wider than adjacent plots which tend to have a width of between 10-15 metres. To the south east of the site is number 138. This is a large detached two storey care home. The property has no windows in the side elevation facing the application site. A service road runs to the rear of the properties and provides access to garages within the back gardens of all the properties on the north eastern side of Portsmouth Road.

This application is in outline form with all matters reserved. It is for the demolition of the single storey side extension at number 142 and the erection of a two storey detached dwelling. The existing plot would be subdivided to provide two separate areas of amenity space for both the proposed and existing dwelling. The indicative plans show how a dwelling could be accommodated on the site with access and parking shown at the rear of the plot.

Relevant Planning History

K.1870 - Side extension - permitted 28.04.54
K.1870/1 - Ground and first floor extension to rear - permitted 02.03.82
K.1870/2 - Erection of single storey rear extension - permitted 29.03.93
K.1870/3 - Erection of single storey rear extension - permitted 21.02.97
K.1870/4 - Erection of rear boundary wall, gates and car port - permitted 06.07.99
K.1870/5 - Erection of car port - permitted 24.05.00
K.1870/6 - Change of use from dwelling (Class C3) to dwelling and nursery school - temporary consent permitted 14.08.02 (Expired 31.08.03)

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

Consultations

Building Control	No objection. Access for the Fire Brigade is acceptable.
Streetscene (Waste & Cleansing)	1 x 240 litre domestic and 1 x 240 litre recycling bin required. Bins would need placing adjacent to Portsmouth Road on collection days.
Local Highway Authority	No objection subject to conditions regarding on site parking, turning and cycle storage provision. Transport contributions are required in respect of the new dwelling.

Response to Public Advertisement

Nil

Principal Issues

1. The application site is within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the relevant policies of the Gosport Borough Local Plan Review. The main issues in this case therefore are whether the amount and scale of the development proposed can be accommodated on the site without having an adverse impact on the character and visual amenity of the locality and the amenities of adjacent and prospective occupiers, and whether adequate provision can be made for car and cycle parking, refuse storage, open space and transport infrastructure.

2. The proposal would result in a residential density of 22 dwellings per hectare (dph). Whilst this is slightly lower than the 30-50 range set out in Policy R/H4, it is characteristic of the locality and is therefore appropriate in this location. The plot is commensurate in size to other plots in Portsmouth Road and will be capable of accommodating a detached dwelling without compromising the character of the area. The indicative layout shows that both the existing and proposed property could be set off the side boundaries by at least 0.5 metres which is sufficient to ensure a suitable visual gap is retained between each building. This will ensure that the development does not result in a terracing affect in the streetscene to the detriment of the character and visual amenity of the locality. Similarly, the indicative plans show that the dwelling could be sited to follow the established pattern of development on this side of the road. The applicant has indicated that the proposed dwelling will be built to match the eaves and ridge height of the adjacent property, number 142, to ensure the proposed dwelling does not create an incongruous feature in the streetscene. Given the size of the plot, it is possible for both the proposed and retained dwelling to be provided with adequately sized gardens which exceed the guideline figures set out in Appendix B of the Local Plan Review and are reflective of neighbouring properties. The proposal therefore complies with Policies R/DP1 and R/H4 of the Gosport Borough Local Plan Review.

3. The indicative layout shows that a dwelling could be sited so as not to extend a significant distance beyond the rear elevations of the adjoining properties. In light of this, the size of the plot, the windowless side elevation of number 138 and the use of obscure glazing at number 142, it will be possible for a detached dwelling to be designed in such a way so as not to be detrimental to the amenities of existing or prospective residents in terms of loss of light, outlook or privacy. The proposal therefore accords with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. There is adequate space at the rear of both the proposed and existing dwelling to provide car parking and turning areas and these spaces can be accessed via the existing service road. There will also be adequate space within the site to provide cycle parking and refuse storage facilities. The final details of the access, vehicle parking and turning, bicycle parking and refuse storage can be controlled by condition. As such, the proposal complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

5. 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 Outline Consent

Subject to a 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 has an acceptable residential density and will not have a detrimental impact on the character or visual amenity of the area, the amenities of adjoining or prospective occupiers or highway safety. Adequate provision is made for open space, transport infrastructure, car and cycle parking and refuse storage. As such, the proposal complies with Policies R/DP1, R/DP3, R/H4, R/T4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

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

3. Details relating to the appearance, layout, scale and landscaping of the proposed development, and the access thereto, hereinafter called "the reserved matters", shall be submitted to, and approved by, the Local Planning Authority before the development hereby permitted is commenced.

Reason - Such details have yet to be submitted, and to comply with Policies R/DP1, R/T10, R/T11 and R/ENV14 of the Gosport Borough Local Plan Review.

4. 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.

5. 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.

6. The development hereby permitted shall not be brought into use until areas for the parking and turning 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: 08.
APPLICATION NUMBER: K4352/5
APPLICANT: Mr Ralf Latchana
DATE REGISTERED: 25.01.2010

CHANGE OF USE FROM MIXED USE COMPRISING BAR, NIGHTCLUB AND RESIDENTIAL ACCOMMODATION TO A MIXED USE COMPRISING A GROUND FLOOR BAR/RESTAURANT, FIRST FLOOR RESTAURANT AND FUNCTION ROOM AND 9NO. BEDROOM HOTEL (CONSERVATION AREA) (as amended by plan received 17.03.10 and amplified by e-mails received 29.03.10 and 31.03.10)
Waterfront Quay 74 High Street Gosport Hampshire PO12 1DR

The Site and the proposal

The application site occupies a prominent location at the eastern end of the High Street, opposite the bus station and ferry pontoon and within the High Street Conservation Area. Number 74 is a three storey building constructed from red brick with large windows in the front elevation. There are a number of air conditioning units on the rear elevation as well as an external extraction system that terminates approximately 1 metre above the parapet of the roof. The ground floor is currently used as a bar and turf accountants and the first floor is used as a nightclub. The second floor of the premises is occupied as a residential flat. The property is serviced from a loading/unloading area immediately to the rear of the site which also serves numbers 63-73 High Street. This area is accessed from Mumby Road.

To the north of the site are numbers 1-7 Mumby Road. These three storey properties have commercial uses on all three floors with obscure glazed windows in the rear elevation. Further west is Warrior Court, a modern four storey building with commercial units at ground floor level and residential accommodation above. To the west of the site are the rear elevations of number 63-73 High Street. These are two storey properties with shops at ground floor and associated storage/office space above.

The applicant is applying for planning permission to use the premises as a bar and restaurant on the ground floor, restaurant and function room on the first floor and hotel on the second floor comprising nine en-suite bedrooms. The kitchen for the restaurants will be located on the second floor and is to be ventilated via the existing extraction system which terminates at the rear of the building. The basement of the property will continue to be used for cellarge and the ground floor self-contained turf accountants is to be retained.

Externally, the applicant proposes to install two new windows in the front elevation and reinstate two first floor and two second floor windows in the rear elevation. An existing flat roof element at the rear of the site is to be used as a roof terrace. The terrace will be accessed via a second floor door in the rear elevation.

Provisions have been made for bicycle parking and bin storage within the rear yard and a smoking shelter is proposed on the rear elevation. The premises will continue to be serviced from the rear of the site. No on-site parking exists or is proposed.

The existing pub/nightclub employs eleven members of staff and is open from 10am - 3am. The proposed development would increase the number of staff employed at the premises to 20 members of staff. The ground floor bar/restaurant would be open between the hours of 10am - 11pm and the first floor restaurant from 12pm - 2am.

Relevant Planning History

K.4352 - Public house - permitted 05.03.63

K.4352/4 - Part change of use of existing premises at ground floor level by internal alterations to form a self contained licensed turf accountants (Class A2) - permitted 01.02.08

Relevant Policies

National Planning Policies

Planning Policy Statement 4 (PPS4) : Planning for Sustainable Economic Growth

Planning Policy Statement 25 (PPS25) : Development and Flood Risk

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/BH1

Development in Conservation Areas

R/S2

Location of Additional Shopping & Leisure Floorspace

R/CF11

Improvement or Development of Tourist Accommodation and Conference Facilities

R/T11

Access and Parking

R/ENV10

Noise Pollution

R/OS11

Protection of Areas of National Nature Conservation Importance

Consultations

The Gosport Society	No objection.
Natural England	No objection.
Environment Agency (Hants & IOW)	No objection.
Southern Water	Update to be provided.
Building Control	Update to be provided.
Economic Prosperity	Supports the application.
Environmental Health (Commercial)	Details of the proposed extraction system required.
Leisure & Recreation Development	Update to be provided.
Streetscene (Waste & Cleansing)	A trade waste agreement will be required.
Local Highway Authority	No objection subject to the provision of cycle parking.
Crime Prevention & Design	Update to be provided.

Response to Public Advertisement

Nil

Principal Issues

1. The main issues in this case are the acceptability of the proposed bar, restaurants and hotel in land use terms and the impact on the vitality and viability of the High Street, the character and appearance of the High Street Conservation Area, the amenities of adjoining occupiers, servicing arrangements and whether appropriate provisions have been made for parking and refuse storage.

2. The Council's 'Town Centre: Retail, Leisure and Office Study' (2007) concludes that the Borough currently suffers from a low provision of commercial accommodation and a weak evening economy, with very few pubs, restaurants and bars. The report recommends encouraging a complimentary eating and drinking sector within the Town Centre and the Gosport waterfront to help improve the town centre's vitality and viability. Despite tourism being identified as a significant contributor to the local economy and a key component of future growth strategies for the Borough, Policy R/CF11 of the Gosport Borough Local Plan Review also notes that there is a limited supply of tourism accommodation within the Borough. The proposed development will introduce a nine bedroom hotel at the heart of the Town Centre, in close proximity to the Gosport waterfront with its strong visitation rates and daytime leisure activities. Taken in this context, the hotel, together with the accompanying bar/restaurants will help to support the tourism and visitor sectors in the Borough, increasing the number and variety of eating/drinking establishments and hotel accommodation within the town centre and enhancing both the daytime and evening leisure economy. In doing so, the proposal will also provide twenty employment opportunities for residents of the Borough. The proposed development is therefore acceptable in land use terms and will enhance the function of the town centre, improving the vitality and viability of the High Street and contributing to the overall aims and objectives of Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4) and Policies R/S2 and R/CF11 of the Gosport Borough Local Plan Review.

3. The application site is located in an accessible location at the eastern end of the High Street, adjacent to the ferry pontoon (which provides access to Portsmouth Town Centre and Portsmouth Harbour rail station) and the bus station, the Borough's main transport interchange. Short stay car parking is available on the opposite side of Mumby Road within the Mumby Road Bus Station Car Park and long stay parking is available within 500 metres of the site at the Walpole Public Car Park. In light of this and given the limited number of proposed hotel rooms, the provision of no on-site parking is acceptable in this Town Centre location. The proposed development will continue to be serviced from the rear of the site and the proposal will not therefore compromise the existing servicing or access arrangements of the neighbouring commercial establishments or the residents of Warrior Court. Appropriate facilities have been provided at the rear of the site for bicycle parking and refuse storage. Under the circumstances, the development complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

4. The two new windows in the front elevation will match the design of the existing windows and will utilise the views of Portsmouth Harbour from the first floor restaurant. They will not detract from the appearance of the building and are acceptable in design terms. The proposed bin store, cycle parking facilities and smoking shelter are located at the rear of the site and are not visible from public view. Notwithstanding this, and in the interest of preserving the visual amenity of the locality, it is proposed to attach a planning condition requiring the submission of further details of the design of these facilities. Subject to this condition, the proposed development will preserve the character and appearance of the High Street Conservation Area in accordance with Policy R/BH1 of the Gosport Borough Local Plan Review.

5. The proposed second floor kitchen will be ventilated via the existing extraction system at the rear of the site. The flue discharges approximately 1 metre above the parapet of the roof via a vertical discharge cowl. Due to the position of the extraction system in relation to the adjacent properties and subject to a condition requiring the submission of further details in respect of the proposed method of filtration and subsequent maintenance of the flue, I do not consider that there will be an unacceptable impact on the amenities of any adjoining occupiers with regards to smell. The reinstated windows in the second floor of the rear elevation will not increase the propensity to overlook any of the adjoining properties over and above that which currently exists from the second

floor windows. As the proposed roof terrace occupies an enclosed area of the second floor it will not afford an unacceptable level of overlooking of any adjacent properties. In order to preserve the amenity of the occupiers of Warrior Court a condition is proposed which will control the times at which the terrace can be used. Subject to this condition and in light of the Town Centre location and the current use of the building as a nightclub, the proposed development is unlikely to have any additional impact on the amenities of nearby occupiers. As such, the proposal complies with Policy R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

6. The site is located within Flood Zone 3. However, the Environment Agency have confirmed that the proposed uses will not increase the vulnerability classification of the building as determined by Planning Policy Statement 25 (PPS25) and that the removal of the permanent residential unit may in fact contribute to reduction of risk. Notwithstanding this, it is proposed to attach a condition requiring the submission of an appropriate flood warning and evacuation plan. Subject to the submission of appropriate details, the proposed development will not increase the risk of flooding to people or property, in accordance with PPS25. Natural England has confirmed that the proposal will not impact on the Portsmouth Harbour Special Protection Area/Ramsar site, or any features of interest in the Portsmouth Harbour Site of Special Scientific Interest. The proposal therefore complies with Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) and Policy R/OS11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It will enhance the vitality and viability of the High Street, contribute to the daytime and evening leisure economy and provide additional employment opportunities for residents of the Borough. The proposal preserves the character and appearance of the High Street Conservation Area and will not adversely affect the amenities of nearby residents through noise or smell generation or traffic and parking conditions in the locality. The proposed uses do not pose an increased risk to people and property as a result of flooding and will not have an adverse impact on nature conservation interests. The proposal therefore complies with PPS9 and PPS25 and Policies R/DP1, R/BH1, R/S2, R/CF11, R/T11, R/ENV10 and R/OS11 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:

201, 202, 0458-105, 0458-106, 0458-107, 0458-108, 0458-311, 0458-314, 0458-322, 0458-411, 0458-412, 0458-413

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 second storey roof terrace shall not be used before 1000 or after 2300.

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

4. All alterations to the external elevations shall be made good using matching and, where available, salvaged materials before the development hereby approved is first brought into use.

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

5. Details of all the new windows to the front elevation, 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 is commenced. The development shall thereafter be carried out 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.

6. Details of the proposed rear smoking shelter, including elevations at a scale of 1:50, shall be submitted to and approved in writing, by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be carried out 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.

7. Details of the method of ventilation/filtration and subsequent maintenance of the external extraction system shall be submitted to and approved in writing by the Local Planning Authority before the use hereby approved is commenced. The ventilation 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 Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

8. 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.

9. 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: 09.
APPLICATION NUMBER: K17734
APPLICANT: Mr & Mrs M R & SJ Homeyard
DATE REGISTERED: 26.08.2009

ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION

44 Fitzroy Drive Lee-On-The-Solent Hampshire PO13 8LZ

The Site and the proposal

The application site is located on the east side of Fitzroy Drive between Saunders Close and Howard Close. The property is a detached house with an integral garage constructed in red/brown brick with pale brick quoin detailing under a brown concrete tiled roof. The ridge of the main pitched roof runs from north to south. Two of the first floor windows in the front elevation have small gabled roofs over them. The garage projects forward at the front of the property where there is a double width tarmac driveway. At the rear of the property there is an original single storey lean to element and a white upvc conservatory approximately 3.5 metres deep on the southern half of the rear elevation. The rear garden is bounded by 1.8 metre high fencing. The detached house located to the rear in Howard Close is situated over 22 metres away from the existing two storey rear element to the property. It has a conservatory on its rear elevation but this faces the property located to the south of the application property.

The houses either side of the application property are of the same age and similar architectural style and are set back on a similar line with a degree of articulation to their front elevations. Number 42, which is situated to the south, has an obscure glazed window at first floor level in its side elevation. It also has a conservatory but this is also on the southern part of the rear elevation. Number 46 has a conservatory on the north part of its rear elevation away from the application site boundary.

It is proposed to extend the garage forward by 1 metre and also to extend out to the same line at the front of the property. The roof will have a double gable with the front door being recessed in the centre. A bow window is to be installed in the front elevation to the study. Internally the wall at the rear of the garage will be moved forward by 1 metre to increase the size of the lounge. It is proposed to remove the conservatory at the rear of the property and replace it with a two storey extension. This extension will be approximately 4 metres deep and 3.7 metres wide with a subservient gabled roof form returning back into the main roof. The ridge height will be approximately 1.1 metres lower than the main roof. It will be located approximately 2.4 metres away from the side wall of 42 Fitzroy Drive. This extension will have a wide window serving the dining room in the rear elevation but no windows at first floor level. There will however be triangular windows in the gable end above head height serving the bedroom. The southern side elevation is to contain two high level windows at ground floor level and two roof lights again above head height. On the north elevation there will be a set of patio doors with a bedroom window above. This bedroom window is to be obscure glazed with the bottom of the top hung opening vents a minimum of 1.7 metres above finished floor level. The extensions are to be constructed in matching materials. In addition a ground floor window is to be installed in the southern side elevation of the existing building to serve the kitchen and there will be a window to the en-suite above. These windows will not face any on the neighbouring property.

Relevant Planning History

K15700 - Details to K15000/1 - Erection of 58 dwellings and garages - permitted 15.03.01
K15700/1 - Erection of 46 conservatories - permitted 22.10.01

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/T11

Access and Parking

Consultations

Nil

Response to Public Advertisement

1 letter of objection

Issues raised:-

- loss of privacy
- no objection to ground floor extensions

Principal Issues

1. The main issues in this case are the acceptability of the design of the extensions, the impact on the street scene and the amenities of adjoining residents and highway safety.
2. The extensions are acceptable in terms of their location within the plot being subservient to the main building. The use of matching materials and detailing will ensure they are of an acceptable appearance and do not have a detrimental impact on the street scene.
3. Due to the location and scale of the extensions, adjoining boundary treatment and the orientation of the properties there will be no significant loss of light to neighbouring properties. Given the distance between the proposed rear extension and the fact that it will not contain a window at first floor level facing to the rear there will be no loss of privacy to the adjoining residents at 19 Howard Close. It will not be possible for residents to see out of the windows in the gable end as these will be above head height. Due to its design and the use of obscure glazing, the bedroom window in the north elevation will not result in any loss of privacy to the occupiers of 46 Fitzroy Drive. The imposition of conditions to cover these matters will ensure the continued protection of the privacy of neighbours. As such, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not have a detrimental impact on the amenities of adjoining residents.
4. The existing level of onsite car parking provision will not change as a result of this proposal due to the retained length of double width driveway. Access to the garage will remain the same as will visibility for vehicles exiting the driveway. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan and will not be detrimental to parking or traffic conditions in the locality.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is of an appropriate design and will not have any detrimental impact on the street scene, amenities of adjoining residents or 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:

- Plan 1, - Drawing No. 01

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 dwelling unless otherwise agreed in writing with the Local Planning Authority.

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

4. The first floor bedroom window in the side (north) elevation of the two storey rear extension hereby permitted shall be glazed with obscure glass and only contain top hung opening vents a minimum of 1.7 metres above the finished floor level, and shall 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no windows shall be constructed in the first floor rear (east) elevation of the two storey extension hereby permitted.

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: K17789
APPLICANT: Our Enterprise Haslar Ltd
DATE REGISTERED: 15.03.2010

CHANGE OF USE OF ALBERT BLOCK (BUILDING 25) AND THE SENIOR RATES MESS (BUILDING 36) FROM ANCILLARY RESIDENTIAL ACCOMMODATION TO STUDENT ACCOMMODATIONS (SUI GENERIS) FOR A TEMPORARY PERIOD OF 5 YEARS (CONSERVATION AREA)

Royal Hospital Haslar Haslar Road Gosport Hampshire PO12 2AA

The Site and the proposal

The application site is located within the grounds of the former Royal Haslar Hospital. The hospital falls within the Anglesey Conservation Area and is allocated as an existing community and health facility and historic park and garden within the Gosport Borough Local Plan Review. The use of the site as a hospital ceased on 10 July 2009 and the site was purchased from the MoD by Our Enterprise Haslar on 17 November 2009.

A masterplan for the development and continued use of the site for community based purposes and to safeguard its historic assets is currently being developed. However, this is a complex process and it will be a number of months before any formal proposals are ready for submission. In the meantime, the owners are seeking to bring activity to the site to maintain continued use and protect the vulnerable listed buildings through the introduction of short term of planning uses.

This proposal is for the change of use of 168 existing ancillary residential units to provide student accommodation (sui generis) for a temporary period of 5 years whilst the comprehensive proposals are being developed. The buildings involved were originally constructed as accommodation for junior staff employed at the Hospital and accommodation for navy personnel. No internal or external changes are necessary or proposed. The buildings, the subject of the proposal, are:-

Building 25, Albert Block (122 rooms)
Building 36, Senior Rates Mess (46 rooms).

Access to the buildings will be from Dolphin Way to the east side of the main Hospital site. The existing car parking and waste storage facilities will be utilised. It is intended that the buildings would be used by mature and post graduate students studying at the University of Portsmouth.

Relevant Planning History

A series of temporary 5 year consents have been granted in respect of buildings across the site which seek to ensure the buildings do not fall into a state of disrepair whilst the masterplan is being developed. These are:

K17770 - Change of use of 15 no. ancillary residential units to be used as 15 no. dwellings for a temporary period of 5 years. Approved 24.2.10.

K17770/1 - Use of building 40 as Class B1 office (previously ancillary office) for a temporary period of 5 years. Approved 24.2.10.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/T11

Access and Parking

R/BH1

Development in Conservation Areas

R/BH3
Development Affecting Listed Buildings
R/BH6
Registered Historic Parks
R/CF2
Protection of Existing Health and Community Facilities
R/DP1
General Standards of Development within the Urban Area

Consultations

The Gosport Society	No objection
Southern Water	Update to be provided.
HCC Landscape, Planning & Heritage	In the event that there are extensive internal alterations some building recording may be necessary and this should be included in a Heritage Statement.
Building Control	Update to be provided.
Streetscene (Waste & Cleansing)	Trade waste collection is required for this accommodation.
Local Highway Authority	<p>The change of use proposed is likely to generate additional traffic movements on and off of the peninsula. Previously staff worked and lived in the Hospital generating few commuting trips. A financial contribution is therefore required towards transport improvements associated with the development.</p> <p>In respect of car parking, the level of student car ownership cannot be controlled, and although students may not use their vehicles for commuting they may be owned and stored locally for trips other than to the university. Car parking on adjoining roads could be harmful.</p> <p>The cycle parking shown is inadequate.</p> <p>A travel plan should be submitted with the application to show the movement of students, how they will be encouraged to use non-car modes and how staff on the site will be catered for in respect of transport.</p>
Crime Prevention & Design	No objection.
Environmental Health (Commercial)	The building will need to come up to Gosport Borough Council Approved Standards for Houses in Multiple Occupation. The applicant has been advised of this and the need to apply for the relevant licence.

Response to Public Advertisement

Public consultation period expires 20.4.10.

1 letter of support received

Issues raised:

appropriate use of buildings

closer links with Portsmouth University will benefit Gosport

Principal Issues

1. As the proposed change of use is for a temporary period only, the normal Policy requirements relating to transport and open space infrastructure are not applicable. Whilst the number of trips generated by the proposal is likely to be more than the previous ancillary use (as occupiers will be commuting off-site for education purposes), it will not exceed the combined number of trips generated by the hospital as a whole, even if considered in combination with other recent temporary consents. Therefore, notwithstanding the above comments, a contribution towards highway infrastructure improvements would not be required in this instance, nor will there be any adverse impact on highway safety conditions of the locality on the grounds of additional traffic generation in accordance with Policy R/T11. The main issues in this case are therefore the impact of the proposal on the character and setting of the existing Listed Building and Conservation Area and the historic park and garden and the buildings' suitability for use as student accommodation.

2. Policies R/BH1 and R/BH3 are concerned with Conservation Areas and development affecting Listed Buildings respectively. All of the buildings, the subject of this application were previously used for residential purposes. The proposal is to use the buildings as student accommodation with no changes either internal or external proposed. For these reasons the proposals will preserve the character and appearance of the buildings and their settings and the wider Conservation Area in accordance with Policies R/BH1 and R/BH3. Similarly, the proposal will have no impact on the historic park or garden in accordance with Policy R/BH6. Bringing the buildings into use will ensure they do not deteriorate and affect the setting of the Listed Buildings nearby and should therefore be supported under PPS5 and Policy R/BH3.

3. There is ample car parking on the site along with cycle parking. Student accommodation is likely to attract a low level of car and cycle ownership and therefore the existing provision is considered to be satisfactory. Refuse storage and collection patterns are established at the site and will continue. The retention of these facilities will be controlled by planning condition. There is adequate open space within the grounds to provide a satisfactory level of amenity space for resident students.

4. There is a clear intention to bring forward community based uses on this site within the masterplan framework which may include forms of ancillary development including, sui generis uses. However, so as not to prejudice the implementation of the overall masterplan for the site, as temporary consent of 5 years is considered appropriate in this instance.

5. As no external works are proposed there will be no impact on protected species or the wider biodiversity interests of the site or the existing drainage arrangements.

RECOMMENDATION: Grant Temporary Consent

Reasons for granting permission:

1. The change of use of the existing ancillary accommodation to sui generis student accommodation on a temporary basis will not prejudice the implementation of any comprehensive proposals for the site and will not have a harmful effect on highway safety conditions in the locality. A satisfactory living environment will also be provided for prospective occupiers and the proposal will allow the buildings which form an important part of the historic setting of the hospital to be

brought back into use thereby reducing the risk of deterioration. As such, the proposal complies with Policies R/CF2, R/DP1, R/T11, R/BH1, R/BH3 and R/BH6 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The use hereby permitted shall be discontinued on or before the 30 April 2015.
Reason - So as not to prejudice the future comprehensive redevelopment of the site and to comply with Policy R/CF2 of the Gosport Borough Local Plan Review.
2. The areas shown on the approved plan for the parking of vehicles shall be retained for the purpose and used for no other purpose whatsoever 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.
3. The facilities shown on the approved plan for the storage of cycles shall be retained for this purpose and used for no other purpose whatsoever for the duration of this temporary permission.
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 shown on the approved plan for the storage of refuse for removal from the premises shall be retained for this purpose and used for no other purpose whatsoever for the duration of the temporary permission.
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: 11.
APPLICATION NUMBER: K17778
APPLICANT: Gosport Borough Council
DATE REGISTERED: 11.02.2010

**REGULATION 3 - RETENTION OF EXTERNAL ALTERATIONS TO REDUCE EXISTING
OPENING AND INSTALLATION OF REPLACEMENT DOORS**

Unit 7 Wilmott Lane Depot Wilmott Lane Gosport Hampshire PO12 3RY

The Site and the proposal

This application relates to a two storey building located on the north side of the Wilmott Lane Depot that faces onto the Ann's Hill Cemetery. The building has a pitched roof and is linked to several buildings of similar appearance. To the east and north of the building is the vehicular access to the site which includes a ramp to the service doors, which are the subject of this application. The closest residential properties are two storey properties located over 20 metres away to the east. The remainder of the site is commercial in nature and within it the buildings are of mixed appearance.

This application is for the retention of an alteration to the existing door opening which provides access from the building onto the existing vehicle ramp. The overall width of the doors has been reduced and the remainder of the opening infilled with blockwork, which is to be rendered and painted. The proposed colour finish is indicated to be grey to match the proposed new double doors.

Relevant Planning History

Nil

Relevant Policies

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

Consultations

Building Control	No objection.
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Response to Public Advertisement

Nil

Principal Issues

1. The main issues for consideration are the impacts on the neighbouring properties and the visual amenities of the area.
2. The design and proposed colour finish for the doors and render is acceptable. Overall the appearance of the building has been maintained and there is no detrimental impact on the visual amenity of the surrounding area.
3. The alteration cannot be seen from the neighbouring houses and having regard to the limited changes to the building, the development will not have a detrimental impact on neighbouring occupiers.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

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

Subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: DS/CD/200/1 Rev B; DS/CD/200/2

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.

2. The render shall be applied and painted a colour to match the proposed doors within 3 months of the date of this decision 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: 12.
APPLICATION NUMBER: K17784
APPLICANT: Mr Andy Woodcock
DATE REGISTERED: 08.03.2010

REGULATION 3 - INSTALLATION OF EXTERNAL WALL CLADDING/INSULATED RENDER SYSTEM.

1-12 Bridge House Gregson Avenue Gosport Hampshire PO13 0UX

The Site and the proposal

The application site is located within the Urban Area boundary on a residential estate built during the 1960's situated to the south west side of Gregson Avenue. The building is made up of a series of two storey, pitched roof blocks built of dark brown bricks and brown tiles. The flats have white UPVC windows with UPVC cladding horizontally dividing ground floor windows from first floor. The two storey blocks are joined by flat roof communal walkways. The surrounding area is characterised by properties of a similar style and age.

The application proposes to replace the existing UPVC cladding with an insulated render system that will improve the thermal efficiency of the buildings. The proposed colour finish is not specified in the application.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/ENV14

Energy Conservation

Consultations

Nil

Response to Public Advertisement

Public consultation period expires 13/04/2010. To date, no representations have been received.

Principal Issues

1. The main issues in this case are the appropriateness of the design and the impact on the character and appearance of the area.
2. Taking into account the age of the buildings and their weathered appearance, the proposed works will significantly improve the appearance of the buildings and their contribution to the streetscene. No details of the colour of the proposed render system are provided with the application and therefore it is considered necessary to include a condition requiring details to be approved. The proposal therefore accords with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The proposal will also improve the thermal efficiency of the buildings that will result in a reduction in energy use. The proposal therefore complies with Policy R/ENV14 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is appropriate in terms of design, the effect on the streetscene and energy conservation. As such the proposal complies with Policies R/DP1 and R/ENV14 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

2. 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).

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

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