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11 April 2011

S U M M O N S

MEETING: Regulatory Board
DATE: 19 April 2011
TIME: 6.00pm
PLACE: Council Chamber
Democratic Services contact: Lisa Young

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

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

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

| | |
|-----------------------|--------------------|
| Councillor Ms Ballard | Councillor Langdon |
| Councillor Geddes | Councillor Ronayne |
| Councillor Henshaw | Councillor Scard |
| Councillor Hylands | Councillor Wright |

FIRE PRECAUTIONS

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

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

IMPORTANT NOTICE:

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

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

NOTE:

- i. 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 15 MARCH 2011.

4. DEPUTATIONS – STANDING ORDER 3.5

(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday, 15 April 2011. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Friday, 15 April 2011).

6. REPORTS OF THE BOROUGH SOLICITOR

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

PART II
Contact Officer:
Debbie Gore
Ext 5455

7. ANY OTHER ITEMS

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

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

19th April 2011

ITEMS WITH RECOMMENDATIONS

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

| INDEX | | | | |
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| <u>Item</u> | <u>Page No</u> | <u>Appl. No.</u> | <u>Address</u> | <u>Recommendation</u> |
| 01. | 3-7 | K17914 | 14 Monroe Close Gosport Hampshire PO12 2RT | Grant Permission |
| 02. | 8-13 | K17880 | Land At Rear Of 90a - 92 Fareham Road Gosport Hampshire PO13 0AG | Refuse |
| 03. | 14-17 | K9941/2 | 18 Beech Grove Gosport Hampshire PO12 2EJ | Grant Permission |
| 04. | 18-20 | K17931 | Land At Junction Of Grove Road & Sealark Road Gosport Hampshire | Grant Permission |
| 05. | 21-22 | K15802/1 | Bridgemary Park Cunningham Drive Gosport Hampshire | Grant Permission |
| 06. | 23-29 | K13788/9 | The Royal Arms 37 Stoke Road Gosport Hampshire PO12 1LS | Grant Permission |
| 07. | 30-34 | K13788/10 | The Royal Arms 37 Stoke Road Gosport Hampshire PO12 1LS | Grant Listed Building Consent |
| 08. | 35-36 | K7898/17 | Northcott House Northcott Close Gosport Hampshire PO12 2PP | Grant Permission |

ITEM NUMBER: 01.
APPLICATION NUMBER: K17914
APPLICANT: Mr Barratt
DATE REGISTERED: 14.01.2011

**ERECTION OF SINGLE/TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT
& REAR ADDITIONS (as amended by plan received 25.02.11)
14 Monroe Close Gosport Hampshire PO12 2RT**

The Site and the proposal

This application was considered by the Regulatory Board on 15 March 2011 when Members resolved to defer the item for a site visit.

Monroe Close is a 1960s cul-de-sac comprising a total of 18no. two storey, detached dwellings. There are 2no. garage blocks on the southern side of the Close, containing a total of 21no. garages. The application site is located at the western end of the Close, and on the northern side of the road. The application property is a two storey, two bedroom, detached dwelling, constructed with a buff brick lower half and tile hung upper. It has a tiled pitched roof and hipped roof conservatory on the rear elevation. The rear garden is approximately 15 metres long and is bordered by a 1.8 metre high fence. The dwelling is sited at the western end of a row of three dwellings that have an almost identical appearance. The ridges of all three dwellings are orientated north-south, with prominent pitched gables fronting the highway and the front elevations are all aligned. Each dwelling has a garage on its western side, accessed via a short drive, long enough to park an additional car. The drive of the application house is accessed via an extended dropped kerb which is also used by the occupiers of number 16 Monroe Close, to the west.

Number 16 also has a tiled, pitched roof. However, unlike the application property, and numbers 10 and 12 to the east, the ridge is orientated west-east. The original front elevation of the dwelling is sited forward of the application property, and numbers 10 and 12, by approximately 0.75 metres. The property has a single storey hipped roof front addition, including a bay window and canopy and this extends approximately 2 metres beyond the original front elevation. There is also a subservient, two storey, hipped roof extension on the rear elevation. The dwelling contains two ground floor windows and a bay window, serving a kitchen, utility room and a sitting room, and two first floor windows in the side elevation facing onto the application property. The forward-most of the first floor windows serves a bedroom while the window positioned towards the rear of the elevation serves a bathroom and is obscure glazed. There is a hipped roof garage on the eastern side of the dwelling, adjacent to the shared boundary with the application site. In addition to the garage, there is room to park an additional three cars on the driveway and an area of paving at the front of the property. Further west, number 18 is also a two storey detached dwelling. Like number 16, the ridge of this property is orientated west-east. The front elevation of this dwelling is set approximately 7.5 metres further forward than that of the application dwelling. The rear elevations of the two storey properties to the rear of the application site in Amersham Close are located over 25 metres from the rear elevation of the application dwelling.

With the exception of numbers 11 and 18, which have no vehicular access, all the other properties in Monroe Close have car parking available. Numbers 3, 4, 6 and 8 have no on-site parking, however, they are served by a garage within the easternmost of the garage blocks. Number 2 has a single garage in the rear garden. Numbers 1, 5, 7, 10, 12 and 14 all have two parking spaces available on site, one within their side garages and one on their front drive. Numbers 7 and 9, located in the south western corner of the Close, each have 2no. garages, and further space to park two additional cars. The Close is also served by a parking bay positioned on the southern side of the road. The lay-by is capable of accommodating up to six vehicles. On street parking is also available immediately to the south of the application site, where two cars may be parked without obstructing the adjacent driveways.

The application is for the erection of a front extension, front roof canopy, two storey/single storey side extension and single storey rear extension.

The proposed front extension will extend 1 metre beyond the original front elevation and will be 2.45 metres wide. It will contain a single door and window in the southern elevation and will be sited 5 metres from the shared boundary with number 12, to the east. The extension has a hipped roof, which will extend across the front of the property to create a canopy. The canopy will be constructed onto a single supporting column.

The proposed two storey side extension will be sited on the western side of the property. It has a double pitched roof with a gabled hip at the rear. The ridge will be set to a height of 6.2 metres, 0.65 metres lower than the ridge of the original roof. The addition will be set back 0.45 metres from the original front elevation so that a driveway of 5 metres in length is retained at the front of the site. It will be 8.8 metres deep and will extend 1.5 metres beyond the original rear elevation of the property. The addition will be 2.85 metres wide and will be set off the shared boundary with number 16 by 1 metre. The ground floor of the extension will provide an integral garage (4.95 metres long and with a minimum internal width of 2.55 metres) and a breakfast room. The first floor will be subdivided to provide two additional bedrooms. The front elevation will contain a garage door and first floor window and there will be a first floor window in the rear elevation. The two storey extension will contain a 0.8 metre wide single storey element along its western elevation. The single storey aspect of the proposal will contain two rooflights in the western roofslope. It will be set of the shared boundary with number 16 by 0.3 metres.

The single storey rear extension will be attached to the northern elevation of the two storey/single storey side extension. It will be 2.6 metres wide, 2.75 metres deep, 2.25 metres high to the eaves, rising to 3.6 metres with the slope of the lean-to roof. It will provide a storage room and WC and will contain a single window in the northern elevation and a door in the eastern elevation. The addition will be sited 0.15 metres from the boundary with number 16 and over 8 metres from the shared boundary with number 12. It will extend 1.2 metres beyond the rear elevation of the existing conservatory on the eastern side of the rear elevation. The proposed development would be built using matching materials.

Amended plans have been submitted revising the siting of the proposed side extensions. Under the originally submitted drawings, the front elevation of the proposed two storey addition was shown flush with the original front elevation. However, in order to increase the length of the retained driveway at the front of the house, the extension has been set back 0.45 metres behind the original front elevation. The single storey side extension has also been set in from the shared boundary by an additional 0.2 metres.

Relevant Planning History

K10798 - application at number 16 for the erection of a single storey front extension - permitted 06.05.81

K10798/1 - application at number 16 for the erection of a two storey rear extension - permitted 12.07.85

K10798/2 - application at number 16 for the erection of pitched roofs to existing porch and detached garage - permitted 19.04.02

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/T11

Access and Parking

Consultations

Local Highway Authority

No objection. There are no records of applications for disabled driver bays being refused in Monroe Close within the last five years.

Response to Public Advertisement

1 letter of representation confirming no objection

6 letters of objection

Issues raised:-

- drainage
- the boundary line on the plans is incorrect
- the extension will overhang the boundary with number 16 Monroe Close
- the development will disturb the footings, foundations and structural stability of the garage at number 16 Monroe Close
- previous applications for disabled parking bays within the Close have been refused
- the applicants already own 2no. cars and a trailer
- the development will result in an increased demand for parking, exacerbating the existing parking problems within the Close
- planning officers need to visit the site in order to assess the parking problems that exist within the Close
- the development will reduce the length of driveway at the front of the application property and parked cars are therefore likely to overhang the adjoining public pavement, to the detriment of pedestrian safety
- the development is out of character and will alter to the appearance of the streetscene
- the development will result in overlooking of the rear garden of number 16 Monroe Close
- the development will result in a loss of light to, and outlook from, the side windows at number 16 Monroe Close

Principal Issues

1. Issues relating to drainage will be dealt with through the Building Regulations. The plans are correct and accurate for the purposes of determining this planning application. The plans show that the single storey side element and single storey rear extension will be set off the shared boundary with number 16 by 0.3 metres and 0.15 metres respectively and the applicant has confirmed that no part of the development will overhang the adjoining site. Damage to adjoining property during the construction period is a private legal matter between the interested parties and not a planning consideration. Hampshire County Council has confirmed that no applications have been refused in the Close within the last 5 years for a disabled parking bay. Officer site visits are always undertaken as part of the procedure for determining planning applications. The main issues in this case therefore are the acceptability of the design of the extensions and their impact on the appearance of the dwelling and the streetscene, the wider visual amenity of the locality, the amenities of the occupiers of the adjacent dwellings, parking and access and highway and pedestrian safety.

2. The application property forms one of a row of three dwellings that, by reason of their uniform design and siting, create a rhythm to the streetscene on the northern side of the Close. In the interests of visual amenity, it is important therefore that the proposed development does not appear discordant with the adjacent built form or create an over prominent feature in the streetscene. In this respect it is noted that the proposed two storey side extension has been set back 0.45 metres from the front elevation and it has been designed with a subservient hipped roof, reducing both its overall mass and its prominence in the streetscene. The extension is also sited on the western side of the dwelling, away from numbers 10 and 12, and adjacent to number 16, which by reason of its design, siting and front extensions, is different in appearance to the neighbouring properties. The ridge line of number 16 also runs perpendicular to the application property, with a large pitched gable fronting the application site. In light of this, the staggered alignment of the front elevations and the siting of

the application dwelling at the western end of the cul de sac where the character of the dwellings changes, the proposed addition will not jar with number 16 or create an incongruous feature in the streetscene. The two storey element of the side addition will be set off the shared boundary by 1 metre and this is sufficient to ensure that a suitable visual gap is retained between each building at first floor level, so as to avoid a terracing affect in the streetscene. The proposed front extension and roof canopy will only extend 1 metre beyond the original front elevation and will have a similar appearance to the additions at number 16. In light of this, they will not create incongruous features on the front elevation or detract from the appearance of the streetscene. Due to its siting at the rear of the property, the proposed single storey addition will not be visible from public view. Notwithstanding this, it is similar to other extensions in the locality and is acceptable in this location. Under the circumstances, the proposed development, by reason of its appropriate design, siting and orientation is acceptable, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. As the proposed development will be sited over 25 metres from the rear elevations of the properties in Amersham Close, there will be no impact on the amenities of the occupiers of these dwelling in terms of loss of light, outlook or privacy. Due to their siting on the western side of the dwelling, the proposed side and rear additions will not harm the living conditions of the occupiers of number 12 to the east. Due to the orientation of the properties, it is possible that the occupiers of number 16 will experience an element of overshadowing. However, this is likely to be confined to the early hours of the morning. In addition to this, the proposed two storey element of the side extension will not extend beyond the original front elevation and will only extend 1.5 metres beyond the original rear elevation. It has a subservient roof and will be set off the shared boundary with number 16 by 1 metre, retaining a separation distance of over 5 metres between the opposing first floor side elevations. In light of this, and the staggered layout of the properties, it is not considered that the proposed development will have an unacceptable impact on the living conditions of the occupiers of number 16 in terms of loss of light or outlook. No first floor windows are proposed in the side elevation of the extension and the first floor window in the rear elevation will not significantly increase the propensity to overlook the rear garden of this property over and above that which currently exists from the existing first floor windows. Due to their position in the roofslope and their siting in relation to the garage at number 16, the rooflights in the single storey side addition will not result in a loss of privacy to the neighbouring dwelling. Due to their siting, limited dimensions, and boundary treatment at the site, the proposed single storey side element and front and rear extensions will not result in a loss of light, outlook or privacy for any neighbouring occupiers. The proposed development therefore accords with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. The proposed development will increase the number of bedrooms at the site from two to four. Although the levels of car ownership within a particular household cannot be controlled by the Local Planning Authority, on-site car parking provision can be reasonably expected to meet the demands of the household it is serving. For Privett Ward, the average number cars per household is 1.12. Under the proposed development, one space will be available within the integral garage and one on the retained driveway, which at 5 metres, has sufficient length to ensure that a car is able to park without overhanging the adjacent pavement. This provision is likely to be sufficient to meet the demand for resident and visitor parking and the proposal is unlikely therefore to result in harmful overspill parking in the local road network, to the detriment of local amenity and highway safety. Notwithstanding this, with the exception of numbers 11 and 18, all the properties in Monroe Close have at least one parking space available, with the majority of dwellings having two or more available spaces. Additional parking is also available within the lay-by at the front of the application site (two spaces) and in the lay-by towards the entrance of the Close (six spaces). The properties in Monroe Close are therefore particularly well served by car parking and there is capacity to accommodate additional vehicles within the parking bays, without there being a detrimental impact on local amenity or highway and pedestrian safety. In light of this, and as the property will continue to be accessed via the existing dropped kerb (which affords an appropriate level of intervisibility between vehicles exiting the driveway and all other users of the highway), the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed by reason of its design, siting and orientation will not harm the appearance of the dwelling or streetscene, or be detrimental to the wider visual amenities of the locality, the amenities of the occupiers of neighbouring properties or highway and pedestrian safety. As such, the proposal complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

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

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

41/DEC/10, 41/DEC/10/1 and 41/DEC/10/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.

ITEM NUMBER: 02.
APPLICATION NUMBER: K17880
APPLICANT: Rank Developments Ltd
DATE REGISTERED: 25.10.2010

ERECTION OF 20 BED CARE HOME AND ASSOCIATED ACCESS, CAR PARKING, CYCLE STORAGE AND LANDSCAPING (as amplified by additional information received 24.11.10, 03.12.10, 17.12.10 and 14.03.11)
Land At Rear Of 90a - 92 Fareham Road Gosport Hampshire PO13 0AG

The Site and the proposal

This application was presented to the Regulatory Board on 07.12.10, however, as additional information was submitted immediately prior to the meeting Members resolved to defer consideration to allow for further negotiation. The application was reported back to the Regulatory Board on 15.03.11, however, again further information was submitted and, again, Members resolved to defer consideration to allow the information to be properly considered.

The application site is currently garden land situated to the rear of 90a and 92 Fareham Road which are on the east side of the highway. Number 90a is a detached, two storey brick dwelling with access and a driveway to its west side. It has been extended at the rear to provide a conservatory and the garden extends approximately 60m beyond the rear elevation. Beyond the southern boundary of number 90a, within the rear garden of number 90, is a large, single storey, brick built outbuilding. This has a tiled pitched roof and covers a floor area similar to that of the main dwelling.

Number 92 is a large, detached, two storey dwelling with a painted render exterior. It too, has been extended to the rear at single storey level and its garden extends beyond this to a similar depth as no. 90a. The boundary between the two properties consists of a 2m high close boarded fence for approximately 35m from the rear of the properties where it then alters to a 2m high hedgerow. There are a number of trees in the rear garden of number 92 which are positioned to the east side and along the northern and eastern boundaries. There is a single storey outbuilding in the north eastern corner of the garden and an established dropped kerb to the east side of this. There is also a detached, single storey garage on the northern boundary, situated closer to the house. This property takes pedestrian access from its west side and vehicular access, with an established dropped kerb, from the north direct from Bedenham Lane. Bedenham Lane is a currently unadopted, cul-de-sac, however, officers at Hampshire County Council advise that adoption is imminent.

The northern boundary of number 92 consists of dense planting ranging between 3m and 4m in height. A grass verge of approximately 7m in width runs between this boundary and the highway. There are two trees on this highway verge approximately 5m in height. To the north, beyond Bedenham Lane, the southern side of a steel fabrication building is visible. This is a large single storey building located within Venture Business Park and is protected in the Gosport Borough Local Plan Review for employment purposes. To the east side of the site is Frater Gate Business Park which comprises a series of smaller, two storey units also allocated for employment purposes. The main access to these units is via Aerodrome Road, however, there are removable bollards across the eastern end of Bedenham Lane in order that it can provide a secondary, emergency access. All of the land in this area is flat.

The application proposes the construction of a 20 bedroom care home fronting Bedenham Lane. This would be a three storey building 8.8m tall and approximately 26m long. It would have a symmetrical design with matching gables at either end containing single casement windows. A long stretch of pitched roof would run between these two gables with an unbroken ridgeline. There would be two, pitched roofed dormer windows in the north elevation of the roof. A large chimney is proposed to the centre of the roof. The rear elevation would follow a similar pattern, however, would be broken by a two storey projecting section on the south east corner of the building. It is proposed that the building would be constructed of facing brick work, with render details and plain tile hanging

to the gables. The roof would also be covered by plain tiles. A brickwork string course would run through the centre of the main facade between ground and first floor levels, with sash style windows headed by brick gauged lintels and stone sills. The accommodation would comprise 20 bedrooms spread over three floors. This would be supplemented by a large dining room at ground floor adjacent to a lounge room and sun room. A further lounge would be provided at first floor. The main access with reception and office would be located on the east side of the building and there would be two staircases through the building; one on its west side and the second to the south east corner. Basement accommodation would provide servicing for the care home including kitchen, laundry, plant and medical rooms.

The main access to the site would be via the established dropped kerb to the north east corner. 7 no. car parking spaces would be provided to the east side of the building with visitor cycle parking. A bin store would be provided to the north east corner of the car park with long stay cycle parking being provided in a garden area located to the south of the building beyond the rear boundary of number 90a Fareham Road. This garden space would measure 12m in length by approximately 6.5m in width. Garden space would also run along the south side of the main building, intercepted by a number of retained trees.

The application is supported by a Design and Access Statement, Transport Assessment, Travel Plan, Arboricultural Impact Assessment, an Ecology report, a Noise Impact Assessment, a Site and Amenity Assessment, and pieces of supporting information received 03.12.10, and 17.12.10 all of which have been circulated to members ahead of the Regulatory Board meeting for their information. Further additional information relating to the need for dementia care provision in the Borough was provided 14.03.11.

Since the application was originally received, and following negotiation with officers, the plans have been amended to reduce the overall height of the building, better articulate the north elevation, introduce gables to the dormers on the north elevation and provide an additional window to the roof of the west elevation. The schedule of materials on the north elevation has also been amended to better compliment one another and provide a more consistent appearance to the north elevation.

Plans originally submitted with the application also failed to demonstrate how large service vehicles would access the site along Bedenham Lane, turn within the site, and then egress into Fareham Road in a forward gear, which would be necessary, taking into account the volume of traffic travelling along the A32. Following discussion with the Local Highway Authority, amended plans have been provided that demonstrate that the necessary manoeuvres could take place. This would involve moving the bollards at the eastern end of Bedenham Lane further to the east to provide a turning head. This would require the applicants to enter into an agreement with the highway authority once the highway was adopted to require the bollards to be moved. These works could be controlled by planning condition.

Relevant Planning History

Nil

Relevant Policies

Planning Policy Statement 3 (PPS3): Housing

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/H8

Accommodation for the elderly

R/T11

Access and Parking

R/ENV10

Noise Pollution

R/DP3

Provision of Infrastructure, Services and Facilities

R/T2

New Development

R/T4

Off-site Transport Infrastructure

R/T10

Traffic Management

Consultations

| | |
|------------------------------------|--|
| Building Control | Access for fire brigade is satisfactory. Some internal changes required to satisfy means of escape. |
| Streetscene (Parks & Horticulture) | No objection. There are no trees worthy of retention. The Arboricultural Impact Assessment is an accurate reflection of the site conditions and trees. |
| Streetscene (Waste & Cleansing) | Trade waste collection for this facility would not be provided by Gosport Borough Council. |
| Local Highway Authority | The revised access arrangements allow large service vehicles to turn adjacent to the site meaning vehicles can access Fareham Road in a forward gear. The applicant would need to enter into a Section 278 agreement with the Highway Authority before the development commenced to allow these works to take place. 7 on site car parking spaces are acceptable. An Infrastructure, Services and Facilities Contribution applies. |
| Environmental Health (Commercial) | The kitchen will need to be fitted within an exhaust system and extractor fan that is appropriately sized, and precautions to minimise noise, vibrations and smells taken. Air conditioning units shall also be fitted with the appropriate acoustic housing, silencing and system design. |
| Defence Estates | No objection. |

Response to Public Advertisement

1 letter of objection

Issues raised:

- no objection in principle
- additional traffic on the A32 needs to be addressed
- Council Tax will increase as a result of this development

1 letter of support

Issues raised:

- careful consideration given to suitability of the site and design of the building
- access from Bedenham Lane is appropriate
- no impact on neighbours
- supports current shortage of this type of facility in the Borough

- will generate employment during and after construction
- good use of land

Principal Issues

1. The impacts of additional traffic on the A32 will be addressed through the provision of an Infrastructure, Services Facilities contribution and the improved car parking and turning provision on site. Any increase in Council tax is not a material planning consideration. The site is located in the Urban Area where this type of development is accepted provided that the details accord with Planning Policy Statement 3 (PPS3) which removes presumption in favour of building in gardens and Policy R/DP1 of the Gosport Borough Local Plan Review. The main issues for consideration are therefore the acceptability of this site for this type of development, the appropriateness of the design, the need for this type of development in the Borough and the impact on residential amenity, occupiers of neighbouring properties, existing trees, and highway safety.

2. This site is at the transition between the residential development fronting Fareham Road and the industrial development to the east and north. The primary views of the site are from Fareham Road along Bedenham Lane between residential properties set against the back drop of industrial units to the east and a large brick, industrial building to the north. This view of the site is considered to be the primary view and context as the A32 adjacent to the site is the busiest route in the Borough. It forms part of the streetscene and it is this character that the development should respect; this character being medium sized dwellings set in relatively spacious plots with large gardens providing good separation from the business park to the east. The proposal would erode this character creating a large built form in a backland position. The siting and presence of the building would differ from the character and established pattern of development whereby larger, more dominant, buildings front Fareham Road. Whilst a large building has been erected to the rear of number 90 Fareham Road, this building was constructed under permitted development tolerances and is ancillary to the use of the main dwellinghouse and it therefore falls outside of the control of the Local Planning Authority. It is also far smaller in scale than the proposal. The applicant has worked with officers cooperatively to seek to overcome concerns specifically about the design of the building, as set out below. Notwithstanding this, the scale and presence of the resulting large building proposed interrupts the established character of existing residential development in the locality.

3. The Government has recently amended the definition of previously developed land within Appendix B of Planning Policy Statement 3: Housing (PPS3) to exclude private residential gardens and as such there is no presumption in favour of development on garden land. It is acknowledged there is a general need for care provision in the Borough, however, there is sufficient and available previously developed land that could be used for the development of a care home. No consideration or discounting of alternative sites accompanies the planning application and there is no justification as to why this site is needed for this specific purpose. Gosport is a principally urban authority but has the benefit of being able to demonstrate a five year housing land supply meaning there is potential for an alternative site for this type of development. The applicant has sought to demonstrate there is an overriding need for this development through the provision of additional information relating to the numbers of care spaces, and specifically dementia care, in the Borough and the likely demand for it. Various pieces of information, including the Gosport Borough Council Core Strategy Infrastructure Assessment Draft 2011, statistics prepared by Projecting Older People Population Information (POPPI) and Hampshire County Council's Long Term Population Projection conclude that the population of older people suffering with Dementia in Gosport is likely to increase, commensurate with an increase in the numbers of older people, over the years leading up to 2025. However, available statistics also conclude that the number of Dementia care spaces in care facilities across Gosport meets the current demand. There are spaces in existing care facilities in the Borough meaning that supply is currently exceeding demand. It is accepted that there is likely to be an increase in the need for care provision, and specifically dementia care, over the coming years, however, this need is not immediate and could be met through the provision of existing and new care facilities with new facilities being sited on more appropriately positioned previously developed land as opposed to this backland site. It is not considered that there is a specific, immediate, overriding demand for this development at this site and taking into consideration the

erosion of the character of the area, as set out in paragraph 2 above, the proposal would be contrary to the aims and objectives of PPS3 and Policy R/DP1 of the Gosport Borough Local Plan Review.

4. The size, scale and mass of the building do differ from the existing residential buildings. It would stand taller than and have a greater frontage width than the existing residential properties in Fareham Road. It is considered that the subtle changes to the design assist in visually breaking the building. For example, the introduction of gables to the dormer windows on the north elevation mean that the ridgeline will now appear broken as viewed from street level. The applicant has also taken opportunity to provide a photomontage which illustrates the oblique views of the proposed care home that would be achieved from Fareham Road. It remains the case that the building would stand in close proximity to the highway and would have limited space around it to landscape. On balance, however, it is considered that the design of the building is now acceptable and previous concerns about this element of the application have been overcome. The proposal is therefore acceptable in design terms in the context of Policy R/DP1 of the Gosport Borough Local Plan Review.

5. Consideration should be given to the suitability of siting in terms of the environment that is created for residents. It is accepted that this site is accessible from a transport perspective which would provide access to town centre facilities. There are no protected open green spaces within easy walking distance, however, the applicant has clarified that the level of on-site amenity space relative to the guidance set out in the Gosport Borough Local Plan Appendix B has been exceeded. Further information has been submitted on types of amenity space appropriate for this type of development and it is considered that the space provided on site meets the requirements for this type of accommodation. The quality and usability of this space could be compromised to some extent by the location of the employment allocations adjacent to the site whereby the types of intermittent noises associated with industrial uses could have some impacts during the day. Nevertheless, on balance, the quality of outdoor space is considered to be acceptable in this instance. Each room would have access to ensuite facilities and a range of indoor living/dining space would be provided which would enhance the on-site enjoyment for residents.

6. There are limited amenities such as shops in the vicinity to serve residents. The nearest Local Centres are in Gregson Avenue and Brewers Lane which are, again, not within easy walking distance for elderly residents. However, the applicant has indicated that the site is in close proximity to a convenience store, a leisure development, and a public house. Whilst these facilities do not provide a good range for occupants, the transport links to the town centre mean the proposal, on balance, meets the test of Policy R/H8 of the Gosport Borough Local Plan Review. The site is isolated, particularly in terms of its access point, and does not provide opportunity for residents to be integrated with society. The applicant has, however, clarified that hairdressers, chiropodists, church leaders, and entertainment will be provided on site. Taking all factors into consideration, in this instance the proposal is considered to be, on balance, acceptable in compliance with Policies R/DP1 and R/H8 of the Gosport Borough Local Plan Review.

7. The building would be situated in excess of 30m beyond the rear elevation of no. 92 Fareham Road with the part of the roof closest to this property sloping away from the shared boundary. The width of the building as viewed from this neighbour will be 15m in total, however, this elevation would be staggered with a proportion of it being set a further 10m towards the east. There would be a dormer window serving a stairwell on this elevation which could be obscure glazed to prevent overlooking of the neighbour adjacent. There would be windows in the façade set furthest from this neighbour, however, the separation distances ensure that no harmful overlooking would result. In respect of number 90a Fareham Road, whilst there would be a series of windows overlooking the eastern part of this garden from the south elevation of the proposed care home, as this is effectively the secondary part of the garden serving this property, with the primary amenity space being situated closest to the main house, on balance, this relationship would be acceptable. The building would be visible from the rear of number 90a, however, the separation from the rear elevation of over 25m ensures that the development will not have an overbearing impact. The position of the building means there will be no harmful overshadowing of any of the neighbouring properties. The proposal would create additional activity along the north side of number 92, however, its proximity to

Fareham Road at present means that this additional activity would not have a harmful impact on the amenities of the occupiers of this property. The proposal therefore complies with Policy R/DP1 of the Gosport Borough Local Plan Review in this respect.

8. There are a number of high quality trees on the site, particularly along the eastern boundary and within the main garden area that will be protected and retained. The Arboricultural Impact Assessment concludes that a number of the trees are of low grade and make a limited contribution to the public domain and could therefore be removed and replaced. The Tree Officer concurs with the conclusions reached in the report and does not consider there are any trees worthy of a Preservation Order on the site. The schedule for removal and replacement of some trees is acceptable and the tree protection arrangements proposed could be controlled by condition. The proposal therefore complies with Planning Policy Statement 9 and Policy R/DP1 of the Gosport Borough Local Plan Review in this respect.

9. The site would utilise an existing access to the north east corner which is acceptable. The amended plans demonstrate that the site can be satisfactorily accessed and serviced. In respect of car parking, it is accepted that the site is in an accessible location and therefore a reduction in car parking requirements can be applied. The level of car parking provided is satisfactory to meet demand. An Infrastructure, Services and Facilities contribution is required. Although the applicant has confirmed a willingness to enter into this agreement, no arrangement is in place to secure the required payment and without it the development would place unacceptable pressure on the highway network. The proposal would therefore be contrary to Policies R/DP3, R/T2, R/T3, R/T4 and R/T11. Notwithstanding this, authority is also sought from the Board to enter into the necessary Section 106 agreement in the event of an appeal.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposed development, by reason of its siting within the rear garden of numbers 90a and 92 Fareham Road, would result in an undesirable form of backland development that is out of keeping with the established pattern of development in the locality, detrimental to the character of the area and the established building hierarchy. There is no overriding justification of need for this development on this site and the proposal is therefore contrary to Planning Policy Statement 3 (PPS3) and Policy R/DP1 of the Gosport Borough Local Plan Review.

2. Adequate provision has not been made for Infrastructure, Services and Facilities, nor the payment of a commuted sum in lieu of the provision, contrary to Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

And

That in the event of an appeal, authority be given to the Borough Solicitor to enter into a Section 106 agreement to overcome reason for refusal no.2 above, and once the Section 106 is completed, to withdraw this reason for refusal at appeal.

ITEM NUMBER: 03.
APPLICATION NUMBER: K9941/2
APPLICANT: Mr Guy Dale-Smith
DATE REGISTERED: 25.10.2010

**ERECTION OF PART TWO STOREY AND PART FIRST FLOOR SIDE EXTENSION (as amplified by letter received 21.02.11 and amended by plan received 24.03.11)
18 Beech Grove Gosport Hampshire PO12 2EJ**

The Site and the proposal

The application property is located at the western end of Beech Grove, adjacent to Green Lane. It is a two storey hipped roof dwelling with a rendered finish, located on the southern side of the road. The property has two prominent pitched roof gables at the rear, with ground and first floor bay windows. There is a flat roof side garage attached to the western side of the house. The garage is set back from the original front elevation by approximately 2.7 metres and approximately 7.5 metres from the highway. It extends approximately 5.5 metres beyond the two storey rear elevation of the property.

The rear garden is approximately 40 metres long and is bordered by a combination of wooden fencing and high trees and hedges. The neighbouring property to the east, number 16, is also a two storey detached dwelling. It has dormer windows in the southern and western roofslopes and a conservatory on the eastern side of the rear elevation. There is a patio area adjacent to the rear elevation. To the west of the site, and on the opposite side of Green Lane, are the rear gardens of the two storey dwellings fronting Tebourba Drive. There is a separation distance of over 20 metres between the rear elevations of these properties, all of which contain three first floor rear windows, and the opposing side elevation of the attached garage. Green Lane is bordered by a number of mature trees which are protected by Tree Preservation Order G48 (TPO G.48). To the north of the site, and on the opposite side of Beech Grove, is number 29, an extended two storey pitched roof care home. This property has flat roof front dormers with projecting pitched gables on its western elevation fronting Green Lane.

The application is for the erection of a part two storey and part first floor side extension over the existing flat roof garage. Part of the existing garage is to be rebuilt, however, the footprint will remain unchanged. The extension will have an overall depth of 12.9 metres. It has been designed with a catslide hipped roof fronting Beech Grove with a gabled pitched roof at the rear. The front elevation will contain a garage door and hipped dormer. There will be a single first floor window in the southern elevation and two first floor windows in the eastern elevation, facing number 16. No windows are proposed in the western elevation fronting Green Lane, however, there will be 1no. high level rooflight in the western roofslope. The extension will be built using matching materials and will be sited over 10 metres from the shared boundary with number 16 to the east.

The application includes a lateral crown spread reduction to 1no. Oak tree and 1no. London Plane tree, both of which are protected by TPO G48. The works are necessary in order to retain a gap between the branches of the trees and the roof of the first floor extension.

Amended plans have been submitted showing brick soldier courses and tile detailing on the western elevation of the proposed first floor extension to reduce the visual mass of the addition. The hipped roof dormer window on the front roofslope has also been replaced with a single rooflight.

Relevant Planning History

K9941 - demolition of existing and erection of new garage - permitted 29.03.79
K9941/1 - single storey rear extension - permitted 18.01.84
TPO.G48 - confirmed 26.06.89

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/T11

Access and Parking

Consultations

Streetscene (Parks & Horticulture)

No objection. The proposed lateral crown spread reduction would be an appropriate course of tree management.

Local Highway Authority

No objection.

Response to Public Advertisement

4 letters of objection

Issues raised:-

- the existing garage is an eyesore due to graffiti on the western elevation
- the erection of scaffolding in Green Lane could be a safety hazard
- the proposed development would be detrimental to views from the rear windows and gardens of the properties in Tebourba Drive
- the works to the trees would unbalance the appearance of the crowns
- the development would result in a loss of daylight and sunlight to the properties in Tebourba Drive
- the development will be detrimental to the visual amenity of the locality
- in the interests of visual amenity, the western elevation of the first floor extension should be rendered
- the proposed first floor windows in the eastern elevation would result in a loss of privacy to the conservatory and patio area at number 16 and the windows should therefore be obscure glazed and fixed shut

Principal Issues

1. The graffiti on the western elevation is a matter for the police. A licence would be required to erect scaffolding on Green Lane and this matter would be dealt with by the local highway authority. The safety of pedestrians during the construction period is the responsibility of the building contractor. The right to a view is not a material planning consideration. The Council's Aboricultural Officer has confirmed that a lateral crown spread reduction to the adjacent Oak and Plane tree is an appropriate course of management that will not harm the health and life expectancy of the trees and the work will not harm their amenity value. The main issues in this case therefore are the acceptability of the design of the development and its impact on the appearance of the streetscene, the wider visual amenity of the locality, the amenity of neighbouring occupiers and highway and pedestrian safety.

2. The proposed catslide roof and rear pitched gable are compatible with the existing roof form. Although the proposed development will introduce additional building mass adjacent to Green Lane, the arrangement will not be dissimilar to that evident at number 29 Beech Grove. Notwithstanding this, the side elevation has been amended to include horizontal and vertical soldier courses and tile detailing. This will help to break up the overall mass of the addition and, in doing so, will help to ensure that the development does not appear oppressive for users of the public highway. The extension is set back 2.7 metres from the principal elevation and due to its siting at the western end of Beech Grove, it will not create a discordant or over prominent feature on the side elevation. Subject to a condition to control the use of matching materials, which will include render to the

western elevation, the development will not therefore harm the appearance of the streetscene, when viewed from both Green Lane and Beech Grove, or detract from the wider visual amenity of the locality. It therefore complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The proposed side extension is sited over 20 metres from the two storey rear elevations of the properties fronting Tebourba Drive which are located on the other side of Green Lane and beyond a row of mature trees. In light of this separation distance, the screening provided by the protected trees, the orientation of the dwellings and the siting of the rooflight in the western roofslope, the proposed development is unlikely to appear oppressive or have an overbearing impact on the residents of Tebourba Drive, or be detrimental to the living conditions of these occupiers in terms of loss of light, outlook or privacy.

4. The proposed front rooflight will not increase the propensity to overlook any of the adjacent properties over and above that which currently exists from the first floor front windows. The eastern elevation of the extension will be sited over 11 metres from the shared boundary with number 16. It will not therefore have a detrimental impact on the living conditions of the occupiers of this dwelling in terms of loss of light or outlook. Although the eastern elevation will contain windows, due to the position of the windows relative to the existing building which will restrict views back into the adjoining site, the fact number 16 is set forward on its plot, the separation distances involved and the mature planting on the shared boundary, it is not considered that the proposal will result in a harmful loss of privacy to the rear windows, rear garden, conservatory, or patio area at number 16. The development therefore complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. The siting of the garage is unchanged. It is set back a sufficient distance from the highway to ensure that it can be accessed in a safe and convenient manner. The development will not therefore be detrimental to highway or pedestrian safety, in accordance with Policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed, by reason of its design, siting and orientation will not harm the appearance of the streetscene, the wider visual amenity of the locality, the amenities of neighbouring occupiers, the health and amenity value of the adjacent protected trees or highway and pedestrian safety. It therefore complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review 2006.

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:

1052/01 A and 1052/02

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. No works to the Oak and London Plane tree identified on drawing no. 1052/01 shall take place other than the lopping of lateral branches on the eastern side of the crown.

Reason - To maintain, as far as possible, the appearance of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. The works identified by condition 4 above, shall be carried out by a qualified tree surgeon.

Reason - To maintain, as far as possible, the appearance of the area, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K17931
APPLICANT: Gosport Borough Council
DATE REGISTERED: 02.03.2011

REGULATION 3 - PROVISION OF LANDSCAPED GARDEN INCORPORATING STREET FURNITURE AND ORNAMENTAL ART WORK
Land At Junction Of Grove Road & Sealark Road Gosport Hampshire

The Site and the proposal

The application site is a grassed area of Council and Defence Estates owned land on the corner of Grove Road and Sealark Road. The area is open to the highway to the north and west and is adjacent to the fenced Grove Road Recreation Ground to the south east. There are residential dwellings located on the opposite side of the road from the site to the west; the area beyond the road to the north is a similarly open grassed area. Sections of the area are currently used as informal footpaths leading to the adjacent Recreation Ground.

It is proposed to create a landscaped garden, approximately triangular in shape, with two plastic benches, planting and a raised brick platform on which a large anchor is proposed to be sited. The garden would be bounded by a 0.45 metre high bow top fence on all sides, with an opening for the entrance in the south eastern section. The anchor would be centrally placed on the platform and have a maximum height of 2.8 metres.

The application is supported by a Biodiversity Survey and Report.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1
General Standards of Development within the Urban Area
R/OS13
Protection of Habitats Supporting Protected Species
R/T10
Traffic Management

Consultations

| | |
|----------------------------------|---|
| Community Safety | Update to be provided. |
| Property Services | Support the proposal. |
| Leisure & Recreation Development | Supportive of scheme as the existing land is of poor visual quality and lends itself well to an initiative of this nature. |
| Local Highway Authority | Land is not part of highway network and the proposal is acceptable, subject to condition restricting height of works adjacent to highway. |
| Crime Prevention & Design | No objection. |

Response to Public Advertisement

1 letter of objection

Issues raised:-

- question whether expense can be justified under current financial position
- concerns of anti-social behaviour

1 letter of support

Issues raised:-

- improvement of untidy area

Principal Issues

1. The financial implications of the proposal are not a material consideration for the Local Planning Authority. Therefore, the main issues in this case are the acceptability of the design of the garden and the impact on the visual amenity of the locality and the amenities of the occupiers of the adjoining dwellings, highway and pedestrian safety and whether the proposal has any detrimental impact on protected species that may be in the locality.

2. The proposed landscaping is appropriate and the anchor feature reflects the naval heritage of the Borough. Moreover, it is considered that the garden would be an improvement on the current untidy grassed verge and would enhance the appearance of the area. In addition, given the relationship of the development to the nearest residential properties and that the benches have been designed to be used as a resting point only rather than a centre for gatherings and that no additional lighting is proposed, it is considered that the development would not have a harmful impact on the amenities of adjoining residents. As such, the proposal complies with Policies R/DP1 of the Gosport Borough Local Plan Review.

4. There are no protected or endangered species present on the land and the site has limited potential for biodiversity being located adjacent to significant roads. It is therefore considered that the development will not have an impact on protected species, in compliance with Policy R/OS13 of the Gosport Borough Local Plan Review.

5. The raised platform and anchor will have no impact on highway or pedestrian safety. A condition will be imposed to restrict the height of the landscaping and structures across part of the site to ensure sufficient visibility is retained at the road junction. The proposal therefore complies with Policy R/T10 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 is acceptable in this location. It is acceptable in design terms, would enhance the appearance of the area, and would not have a harmful impact on the amenities of the occupiers of the neighbouring properties or highway and pedestrian safety, or protected species and, as such, complies with Policies R/DP1, R/T11 and R/OS13 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

262-02-01, 262-02-02, 262-02-03 and 262-02-04.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), nothing over 0.60 metres in height above the level of the carriageway shall be placed or permitted to remain on the land hatched green on the approved plan.

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

ITEM NUMBER: 05.
APPLICATION NUMBER: K15802/1
APPLICANT: Gosport Borough Council
DATE REGISTERED: 24.02.2011

**REGULATION 3 - ERECTION OF 6NO. 8 METRE HIGH (TIMER CONTROLLED)
LIGHTING COLUMNS TO MULTI USE GAMES AREA
Bridgemary Park Cunningham Drive Gosport Hampshire**

The Site and the proposal

The site is located on the south side of Cunningham Drive and west of the Bridgemary Bowls Club pavilion. It is located towards the northwest corner of Bridgemary Park, which includes various facilities including play areas, skateboard ramps, and a Multi Use Games Area (MUGA) (tennis and basketball courts). This application relates to the MUGA which is a hard surfaced area surrounded by a 2.7m high fence, with hedges and landscaping adjacent and attached to it. The large proportion of the park lies to the south and east (including the bowls club). Directly to the west of the site is a car parking area, with Bridgemary Avenue and the Haven Early Years Centre beyond. To the north is a large grass verge, which is approximately 30 metres wide and includes substantial trees. The bungalows of The Leisure and the new elderly person's accommodation within Juniper Court are also to the north beyond Cunningham Drive.

The application is for the erection of six 8 metre high columns with floodlight mounts. 1 floodlight would be provided to each of the corner columns, with 2 floodlights on the central columns in order to provide adequate floodlighting of the MUGA. The applicant has confirmed that the lights would be fitted in a horizontal position and that they will be timer controlled to switch off at 7.30pm.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1
General Standards of Development within the Urban Area
R/ENV11
Minimising Light Pollution
R/ENV10
Noise Pollution
R/CF1
New or Improved Community and Health Facilities

Consultations

| | |
|------------------|------------------------|
| HCC Lighting | No objection. |
| Community Safety | Update to be provided. |

Response to Public Advertisement

1 petition of objection containing 7 signatures from 7 addresses

Issues raised:-

- would be out of keeping with surroundings
- will cause light pollution and more noise for longer
- loss of privacy
- limited number of people use the facility so the costs are unjustified

Principal Issues

1. The financial implications of this proposal are not a material consideration for the Local Planning Authority. The main issues for consideration in this case are therefore the acceptability of the design of the proposal, the impact on the character and appearance of this area and upon the amenities of nearby residents in terms of light pollution and noise through increased usage.
2. The slender design of the proposed columns is similar to the street lights visible within Cunningham Drive and Bridgemary Avenue. There are also numerous trees within, and surrounding the park, which are taller than the proposed columns. Overall, the lighting columns would not appear as inappropriate features within this context and therefore would not have a detrimental impact on the visual amenities of the area. The proposals would therefore be in accordance with Policy R/RDP1.
3. The proposal would result in an increased opportunity to use the MUGA within the park during the winter months, which would be a positive enhancement in the provision of recreational facilities. The lights would be installed so that they are horizontal to the hard surfacing thereby reducing glare. The nearest residential dwellings are located over 50 metres away in The Leisure and therefore at this distance the lighting is unlikely to have a detrimental impact on the amenities of those properties in terms of overspill. Although the lighting would enable longer use of the facilities during the winter months, a condition requiring the lighting to be switched off at 19.30 hours (as indicated by the applicant) is considered to be reasonable, and notably would result in shorter usage than during the lighter summer months. As a result of this time restriction the visual affects of the additional lighting would only be for a very limited period of time in the early evening. Subject to this restriction, the proposal would not create unacceptable levels of noise and disturbance, to the detriment of the neighbouring properties, nor by there nature, would they have an impact on levels of privacy currently enjoyed. The proposals would therefore be in accordance with Policies R/ENV10, R/ENV11 and R/DP1.

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 floodlighting is acceptable in this location and would not result in a detrimental impact on the surrounding properties and as such complies with Policies R/DP1, R/CF1, R/ENV10 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: CC3769; PTL1476E/01 and Bridgemary MUGA lighting report dated 05.08.10.
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 floodlighting hereby approved shall not be illuminated between the hours of 19.30 hours and 08.00 hours on any day of the week.
Reason - In order to protect the amenity of the occupiers of the adjoining properties and to comply with Policies R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 06.
APPLICATION NUMBER: K13788/9
APPLICANT: Mr James Davis
DATE REGISTERED: 23.02.2011

CONVERSION OF PART OF GROUND FLOOR TO SHOP USE (CLASS A1) AND PARTIAL CHANGE OF USE FROM PUBLIC HOUSE (CLASS A4) TO CARE HOME FOR YOUNG ADULTS WITH LEARNING DIFFICULTIES (CLASS C2) (LISTED BUILDING IN CONSERVATION AREA)

The Royal Arms 37 Stoke Road Gosport Hampshire PO12 1LS

The Site and the proposal

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

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

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

Planning and Listed Building consents were granted last year for the conversion of the premises into a shop (Class A1) with two flats above and for the erection of a separate building at the rear of the site fronting Jamaica Place containing two more flats. The applicant has purchased the site and

it is now proposed that the front part of the ground floor of the building be changed into two shops (Class A1) with small kitchen and WC facilities at the rear of the units. The access to the units will be from the existing doors on the front elevation and the windows in this elevation will not be altered. The shops will continue to be serviced from the front with access for deliveries being possible from Jamaica Place via the footpath running along the western side of the site. The rear part of the ground floor accommodation and the first floor will be changed to a residential care home (Class C2) with six/seven people living together as a single household and receiving support care for young adults with learning difficulties. The existing internal staircase will be removed and a new internal staircase installed to the west side of the building to provide separate and self contained access to the residential accommodation from the existing door located in the west side elevation. Some ground floor internal walls towards the rear of the building will be removed along with three internal part glazed porches. However, an original glazed door will be reused elsewhere on the ground floor. The front elevation to the property will not change as a result of the conversion, the windows being refurbished where necessary, and the painted sign 'The Royal Arms' is also to be retained. It is proposed that the ground floor southeast element of the building be converted to a communal kitchen with dining and living areas and office, store and medical room and WC in the centre. The southwest element would comprise a self-contained disabled person's bedroom with en-suite, with independent access via the rear garden. There will also be a further office a new entrance door and staff room with WC. The existing first floor residential accommodation is proposed to be converted into 5 en-suite bedrooms and a studio flat. The studio flat would initially be used by the manager of the home to provide day-to-day supervision of the premises and on site care/assistance, after which it would be occupied by a young adult with learning difficulties. The medical room would then be used by the manager for the occasional overnight stay, as and when required. It is proposed that a new sash window be formed at ground floor level in the southern elevation of the 1.5 storey element at the rear of the building to serve the disabled persons room. A new doorway and two windows will be installed in the west elevation utilising existing openings. A new sash window will be installed at first floor level in the south elevation to serve the manager's studio. New access doors are to be installed in existing openings at first floor level into the east elevation of the 1.5 storey element to a storage area. Two roof lights are to be installed in the modern flat roofed part of the building to provide additional light to the dining area. The new ground floor windows will be timber with matching brick lintels and cills. The new doors on the west elevation will six panel timber doors. There will be no additional residential accommodation built at the rear of the site fronting Jamaica Place.

The existing relatively modern southern rear boundary wall is to be removed along with a return section approximately 500mm long. A tarmac surfaced parking area is to be provided for three cars. An open topped brick built bin store with double timber doors is to be constructed in the southwest corner of the site to serve the shops and care home. To the north of this there will be an area containing three cycle hoops for short stay visitor cycle parking. There will be a new 1.6 metre high brick boundary wall across the site to the north of the car parking area containing a vertical boarded stained timber Ledge and Braced gate providing access to the retained garden area. Within the garden, adjoining the western boundary, there will be a timber shed for long stay cycle storage.

The application is supported with a Design and Access Statement together with a Heritage Statement which details the important features of the Listed Building and how it is proposed to retain and incorporate them within the development. Whilst there is no evidence of any protected species being present on the site, bats are seen in the area foraging/commuting past the western elevations of the building. In order to offer enhancement to the ecology of the site the applicant has agreed to install two bat roosting units within the side elevations of the renovated Listed Building and to provide bird nest boxes on the site.

Relevant Planning History

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

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

K13788/7 - conversion of ground floor to shop (Class A1) subdivision of first floor to 2no. two bedroom flats and erection of a two storey block of 2no. flats (1 with two bedrooms 1 with one bedroom) – permitted 08.10.10

K13788/8 - Listed Building application - demolition of flat roofed rear extension and conversion of ground floor to shop (Class A1) internal alterations and sub-division of first floor to 2no. flats and erection of a two storey block of 2.no flats – permitted 08.10.10

K13788/10 - current Listed Building application by the same applicant for conversion of part of ground floor to shop use (Class A1) and internal alterations to facilitate partial change of use from public house (Class A4) to care home for young adults with learning difficulties (Class A2) and part demolition of rear boundary wall

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/H4

Housing Densities

R/BH1

Development in Conservation Areas

R/BH3

Development Affecting Listed Buildings

R/BH8

Archaeology and Ancient Monuments

R/S3

Principal & District Shopping Centres

R/S6

Residential Development at Ground Floor within Defined Shopping Centres

R/S7

Use of Upper Floors

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

R/OS13

Protection of Habitats Supporting Protected Species

Consultations

The Gosport Society

No objection subject to the repair of the canopy.

Building Control

Access for Fire Brigade satisfactory.

Local Highway Authority

Being in an accessible location and close to public car parks on site parking provision of 3 spaces is acceptable. Cycle parking shown for long and short stay is to the required standard. Transport contributions not required as the current trip rate for the existing Public House use is greater than that for the proposed retail and residential use

Response to Public Advertisement

1 letter of objection

Issues raised:

- users of the existing RAOB Club located nearby park in Chester Court's private car park
- the proposed use will result in more parking problems in the area

Principal Issues

1. The application site is located within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The issue of possible unauthorised parking in Chester Courts private car park by visitors to the RAOB Club is not relevant to the consideration of this planning application. The Heritage Statement has provided sufficient information relating to the importance of the features of the building and it has been possible to conclude from a detailed understanding of the building that the proposals do not harm the special character of the Listed Building due to the retention of internal features of any architectural or historical significance. Therefore the main issues in this case are whether the design of the alterations are compatible with the character of this Listed Building, the impact of the new development on its setting and the character and appearance of the Stoke Road Conservation Area, the archaeological interests of the site, the interests of nature conservation, the acceptability of the design of the curtilage structures and the impact on the amenities of nearby and prospective residents and the provision of car and cycle parking, servicing arrangements, refuse storage facilities and open space.

2. The building is prominent within the overall street scene due to its ornate frontage canopy and has considerable architectural character. It is important that it is found a suitable use and a shop is clearly acceptable in this location with residential accommodation above and to the rear at ground floor level. This scheme ensures the retention and enhancement of the important features of the building both internally and externally. The frontage tiling to the building will be retained and the ornate canopy restored. The footprint of the building will not change to enable the conversion to take place. The conversion works and proposed materials are sympathetic to the form of the building as are the alterations and general design of the new windows and doors. Conditions are proposed requiring further details of specific aspects of the development relating to alterations to the Listed Building so as to ensure the materials and historic and architectural detailing are correct and appropriate. The removal of the relatively modern rear boundary wall and replacement deeper within the site will enhance its setting in compliance with Policy R/BH3 of the Gosport Borough Local Plan Review. The proposed layout for the rest of the site and small scale of the outbuildings respects the historic and architectural importance of The Royal Arms and will improve the street scene in Jamaica Place compared to the current vacant and dilapidated appearance. As such the proposal will enhance the appearance of the Stoke Road Conservation Area and the appearance of the general area, in compliance with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

3. This is a historic site within the Stoke Road Conservation Area. However, there are very limited groundworks associated with the development and as such the County Archaeologist has no issues to raise in this instance. Therefore the development complies with Policy R/BH8 of the Gosport Borough Local Plan Review.

4. The site has good access to public transport and is in an accessible location and District Shopping Centre where higher densities are appropriate and acceptable. The introduction of additional retail units into the area is acceptable in policy terms and has been established with the previous grant of planning permission. The shops will contribute towards improving the retail function of the centre. The proposal is similar to other developments in the area where there is residential accommodation to the rear and above commercial units. The introduction of a care home in this accessible location will assist in providing a variety of residential accommodation to

meet the housing needs of the Borough. Living above the shop is appropriate where independent access exists as is residential development to the rear of commercial properties where it does not have a detrimental impact on servicing arrangements. The retail units can be serviced from the front or rear as there is a footpath along the western side of the building. The proposal therefore accords with Policies R/H4, R/S3, R/S6 and R/S7 of the Gosport Borough Local Plan Review and is acceptable.

5. As the neighbouring properties are shops the ground floor change of use of the premises to such a use will have no detrimental impact on the amenities of adjoining occupiers. The relationship of the converted existing building to the properties located to either side and to the rear will not change and as such there will be no impact in terms of loss of light or privacy to these properties as a result of this development. The positioning of the cycle and refuse store along the western boundary to the site means there will be no harmful impact on neighbouring occupiers. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of neighbouring or prospective occupiers.

6. There will be a small private communal garden area within the development and a balcony at first floor level in an area where limited amenity space is common. This is a consideration for future residents. The new boundary treatment will maintain privacy between those using the amenity space and people walking past the southern boundary. The site provides adequate storage facilities for domestic, recyclable and commercial waste to the relevant capacity standards.

7. The site is in an accessible location where it is possible to live a car free lifestyle and there are car parks nearby. The proposed shop and residential use generates a notional car parking requirement of less than half that of the existing authorised use as a Public House and the proposal approved last year. The previously approved scheme included 4 Class C3 flats with no car parking provision. This current proposal includes a parking space for the manager of the home and two for the part-time carers. The occupiers of this Class C2 home are less likely to own cars than occupiers of the flats previously approved. Therefore the current proposal will generate less demand for parking in the immediate area than the previously approved scheme and the current authorised use of the building. The flats in Chester Courts have their own private car parking areas and use of the lay-bys in Jamaica Place and this will not change as a result of the development. Adequate space and facilities are to be provided within the site to ensure secure long stay cycle provision and short stay visitor cycle parking provision meets minimum standards. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

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

9. The need for transport infrastructure contributions in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review has been considered. However, the trip generation for the existing public house is greater than that for this proposed mixed retail and residential development and as such no contributions are required. Furthermore, in the context of outdoor playing space contributions, as the residential element is for a Class C2 use rather than for Class C3 contributions are not required. The proposal therefore complies with Policy R/OS8 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. The shop use will improve the vitality of the centre. The proposal is at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing

needs of the Borough within an accessible location. It will ensure the retention of this Listed Building and have no detrimental impact on its historic character or architectural features or its setting. The new boundary treatment will enhance the setting of the Listed Building. The development will enhance the appearance of the Stoke Road Conservation Area. The proposal will not have a detrimental impact on the amenities of neighbouring or prospective occupiers or highway safety. The development will not have an adverse impact on the interests of nature conservation. Adequate provision is made for servicing and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/H4, R/BH1, R/BH3, R/BH8, R/S3, R/S6, R/S7, R/T4, R/T11, R/OS8 and R/OS13 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

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

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

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

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

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

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

5. No development shall commence until the developer has prepared a report recording the features to be modified, and the extent of internal fixtures and fittings to be retained. The report will include ground and first floor plans highlighting the features, and photographs. The report shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

6. Details of all new windows and doors to be installed in the existing building, including horizontal and vertical sections at a scale of 1:10, mouldings to be illustrated in section at a scale of 1:1, and details of the set back within the reveals shall be submitted to and approved, in writing, by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

7. Details of the two doors to be installed in the east elevation of the existing 1.5 storey building, including horizontal and vertical sections at a scale of 1:10 and details of the set back within the reveals shall be submitted to and approved, in writing, by the Local Planning Authority before works

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

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

8. Full details of an engineer's specification, with drawings, of the proposed repair and restoration of the frontage canopy shall be submitted to and approved, in writing, by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

9. Details, including samples, of the bricks to be used in the construction of the boundary wall and bin store, the brick bond and mortar mix shall be submitted to and approved, in writing, by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

10. No development shall commence until full details of the hard and soft landscaping works have been submitted to and approved, in writing, by the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials, external lighting, a planting plan for the garden area and implementation programme.

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

11. Notwithstanding the requirements of the implementation programme approved pursuant to condition 10 above, the approved soft landscaping scheme shall be completed within the next planting season following first occupation of the development, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

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

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

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

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

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

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

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

ITEM NUMBER: 07.
APPLICATION NUMBER: K13788/10
APPLICANT: Mr James Davis
DATE REGISTERED: 23.02.2011

LISTED BUILDING APPLICATION - CONVERSION OF PART OF GROUND FLOOR TO SHOP USE (CLASS A1) AND INTERNAL ALTERATIONS TO FACILITATE PARTIAL CHANGE OF USE FROM PUBLIC HOUSE (CLASS A4) TO CARE HOME FOR YOUNG ADULTS WITH LEARNING DIFFICULTIES (CLASS C2) AND PART DEMOLITION OF REAR BOUNDARY WALL (CONSERVATION AREA)

The Royal Arms 37 Stoke Road Gosport Hampshire PO12 1LS

The Site and the proposal

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

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

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

Planning and Listed Building consents were granted last year for the conversion of the premises into a shop (Class A1) with two flats above and for the erection of a separate building at the rear of

the site fronting Jamaica Place containing two more flats. The applicant has purchased the site and it is now proposed that the front part of the ground floor of the building be changed into two shops (Class A1) with small kitchen and WC facilities at the rear of the units. The access to the units will be from the existing doors on the front elevation and the windows in this elevation will not be altered. The shops will continue to be serviced from the front with access for deliveries being possible from Jamaica Place via the footpath running along the western side of the site. The rear part of the ground floor accommodation and the first floor will be changed to a residential care home (Class C2) with six/seven people living together as a single household and receiving support care for young adults with learning difficulties. The existing internal staircase will be removed and a new internal staircase installed to the west side of the building to provide separate and self contained access to the residential accommodation from the existing door located in the west side elevation. Some ground floor internal walls towards the rear of the building will be removed along with three internal part glazed porches. However, an original glazed door will be reused elsewhere on the ground floor. The front elevation to the property will not change as a result of the conversion, the windows being refurbished where necessary, and the painted sign 'The Royal Arms' is also to be retained. It is proposed that the ground floor southeast element of the building be converted to a communal kitchen with dining and living areas and office, store and medical room and WC in the centre. The southwest element would comprise a self-contained disabled person's bedroom with en-suite, with independent access via the rear garden. There will also be a further office a new entrance door and staff room with WC. The existing first floor residential accommodation is proposed to be converted into 5 en-suite bedrooms and a studio flat. The studio flat would initially be used by the manager of the home to provide day-to-day supervision of the premises and on site care/assistance, after which it would be occupied by a young adult with learning difficulties. The medical room would then be used by the manager for the occasional overnight stay, as and when required. It is proposed that a new sash window be formed at ground floor level in the southern elevation of the 1.5 storey element at the rear of the building to serve the disabled persons room. A new doorway and two windows will be installed in the west elevation utilising existing openings. A new sash window will be installed at first floor level in the south elevation to serve the manager's studio. New access doors are to be installed in existing openings at first floor level into the east elevation of the 1.5 storey element to a storage area. Two roof lights are to be installed in the modern flat roofed part of the building to provide additional light to the dining area. The new ground floor windows will be timber with matching brick lintels and cills. The new doors on the west elevation will six panel timber doors. There will be no additional residential accommodation built at the rear of the site fronting Jamaica Place.

The existing relatively modern southern rear boundary wall is to be removed along with a return section approximately 500mm long. A tarmac surfaced parking area is to be provided for three cars. An open topped brick built bin store with double timber doors is to be constructed in the southwest corner of the site to serve the shops and care home. To the north of this there will be an area containing three cycle hoops for short stay visitor cycle parking. There will be a new 1.6 metre high brick boundary wall across the site to the north of the car parking area containing a vertical boarded stained timber Ledge and Braced gate providing access to the retained garden area. Within the garden, adjoining the western boundary, there will be a timber shed for long stay cycle storage.

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

Relevant Planning History

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

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

K13788/7 - conversion of ground floor to shop (Class A1) subdivision of first floor to 2no. two bedroom flats and erection of a two storey block of 2no. flats (1 with two bedrooms 1 with one bedroom) – permitted 08.10.10

K13788/8 - Listed Building application - demolition of flat roofed rear extension and conversion of ground floor to shop (Class A1) internal alterations and sub-division of first floor to 2no. flats and erection of a two storey block of 2.no flats – permitted 08.10.10

K13788/9 - current planning application by the same applicant for conversion of part of ground floor to shop use (Class A1) and partial change of use from public house (Class A4) to care home for young adults with learning difficulties

Relevant Policies

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

Consultations

| | |
|---|--|
| Ancient Monument Society | No objections in principle to the conversion to residential use. We recommend the site is visited by the Conservation Officer so that he can check on the significance of internal features to be removed. |
| 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 subject to the repair of the canopy. |
| The Victorian Society | No response. |
| HCC Landscape, Planning & Heritage | Given that there appear to be no groundworks associated with the development there are no archaeological issues I wish to raise in this instance. |

Response to Public Advertisement

Nil

Principal Issues

1. The only issues in this case are the impact of the alterations and curtilage structures on the historic and architectural character and appearance of this Grade II Listed Building and its setting.

2. The building is prominent within the overall street scene due to its ornate frontage canopy and has considerable architectural character. It is important that it is found a suitable use and a shop is clearly acceptable in this location with residential accommodation above and to the rear at ground floor level. This scheme ensures the retention and enhancement of the important features of the building both internally and externally. The frontage tiling to the building will be retained and the ornate canopy restored and this will be controlled by condition. The footprint of the building will not change to enable the conversion to take place. The conversion works and proposed materials are sympathetic to the form of the building as are the alterations and general design of the new windows and doors. Conditions are proposed requiring further details of specific aspects of the

development relating to alterations to the Listed Building so as to ensure the materials and historic and architectural detailing are correct and appropriate. The removal of the relatively modern rear boundary wall and replacement deeper within the site will enhance its setting in compliance with Policy R/BH3 of the Gosport Borough Local Plan Review. The proposed layout for the rest of the site and small scale of the outbuildings respects the historic and architectural importance of The Royal Arms and will improve the street scene in Jamaica Place compared to the current vacant and dilapidated appearance and will not have a detrimental impact on the setting of the Listed Building.

RECOMMENDATION: Grant Listed Building Consent

Reasons for granting permission:

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

Subject to the following conditions:-

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

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

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

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

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

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

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

4. No development shall commence until the developer has prepared a report recording the features to be modified, and the extent of internal fixtures and fittings to be retained. The report will include ground and first floor plans highlighting the features, and photographs. The report shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

5. Details of all new windows and doors to be installed in the existing building, including horizontal and vertical sections at a scale of 1:10, mouldings to be illustrated in section at a scale of 1:1, and details of the set back within the reveals shall be submitted to and approved, in writing, by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

6. Details of the two doors to be installed in the east elevation of the existing 1.5 storey building, including horizontal and vertical sections at a scale of 1:10 and details of the set back within the

reveals shall be submitted to and approved, in writing, by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

7. Full details of an engineer's specification, with drawings, of the proposed repair and restoration of the frontage canopy shall be submitted to and approved, in writing, by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

8. Details, including samples, of the bricks to be used in the construction of the boundary wall and bin store, the brick bond and mortar mix shall be submitted to and approved, in writing, by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

ITEM NUMBER: 08.
APPLICATION NUMBER: K7898/17
APPLICANT: Mr Shaun Cully
DATE REGISTERED: 24.02.2011

ERECTION OF REPLACEMENT CONSERVATORY AND 2NO. EXTERNAL ACCESS RAMPS (as amended by plans received 31.03.11)
Northcott House Northcott Close Gosport Hampshire PO12 2PP

The Site and the proposal

This application is being reported to the Regulatory Board as the applicant is related to an elected Member of the Council.

The application site is accessed via Northcott Close from Bury Hall Lane and located within an established residential area. Northcott House is a care home located in substantial landscaped grounds which also contains a number of bungalows and flats owned and managed by God's Port Housing Society Limited. The site is bounded by the rear gardens of dwellings fronting The Avenue, Beatty Drive and Jellicoe Avenue. Northcott House is constructed in pale red brick with a two storey gabled grey tiled pitched roof element but the majority of this extended building has flat roofs. It contains white upvc windows and doors. On the west side of the building, adjoining a tarmac access road, there is a white upvc conservatory with a hipped roof attached to the north of the pitched roof part of the building and adjoined to the single storey dining room area. The conservatory was built in the late 1980's and is used as a lounge by residents. There is a ramped covered access way to the north west corner and a further ramped means of escape on the west elevation.

It is proposed to erect a replacement conservatory to the same footprint with a similar window and door arrangement with improved access for disabled persons. It will be approximately 12 metres long and 4.5 metres wide with a hipped roof at its northern end. It is to be constructed in white upvc with a 700mm high matching brick plinth to the west elevation. The projecting covered access way will be approximately 4 metres long and constructed in matching white upvc with a shallow lean to roof. The amended access ramps will be 1.8 and 2.4 metres wide respectively with level landings and gradients compliant with Part M of the Building Regulations. They will be surfaced with concrete paving slabs with tactile paving at the bottom. The sides to the ramps are to be constructed in matching brickwork. Handrails are to be provided to both sides of the ramps and painted black.

Relevant Planning History

K7898/1 - erection of conservatory - permitted 22.01.87

K7898/2 - erection of an entrance porch to existing conservatory - permitted 25.04.88

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1

General Standards of Development within the Urban Area

Consultations

Building Control

No objection. The amended access ramp design is acceptable in terms of Part M of the Building Regulations in relation to making suitable provision for disabled people.

Response to Public Advertisement

Nil

Principal Issues

1. The main issues in this case are the acceptability of the design of the conservatory and access ramps, whether the proposal will provide safer access for all and the impact on the visual amenity of the locality and the amenities of the occupiers of the adjoining dwellings.
2. The proposed conservatory has a simple design and is compatible with the overall design of the building. It is to be constructed in white upvc with a matching brick plinth and is acceptable in design terms. The new access ramps are purpose designed and will provide better access for visitors, staff and residents as they are safer and more accessible to use by all. The ramps are of a complementary design and acceptable. The development will not have a detrimental impact on the appearance of the building or the visual amenity of the locality, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.
3. Due to the location and scale of the conservatory and access ramps and the fact that they will not be readily visible from any nearby dwellings there will be no loss of light to or outlook from neighbouring dwellings or loss of privacy. As such, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. It is of an appropriate design and will not have any detrimental impact on the visual amenity of the locality or the amenities of adjoining residents and will provide safer access for all. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.
Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
- Drawing No. PTL 1577/01, - Drawing No. PTL 1577/02 and - Drawing No. PTL 1577/03.
Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.
3. The materials 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.