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14 November 2011

S U M M O N S

MEETING: Regulatory Board
DATE: 22 November 2011
TIME: 6.00pm
PLACE: Council Chamber
Democratic Services contact: Lisa Young

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

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

Councillor Philpott (Chairman)
Councillor Ronayne (Vice Chairman)

Councillor Allen	Councillor Hylands
Councillor Mrs Bailey	Councillor Langdon
Councillor Beavis	Councillor Scard
Councillor Geddes	Councillor Smith
Councillor Henshaw	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.

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

IMPORTANT NOTICE:

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

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

NOTE:

- i. Councillors are requested to note that, if any Councillor who is not a member of the Board wishes to speak at the Board meeting then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

AGENDA

Recommended
Minute Format

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter, any personal or personal and prejudicial interest in any item(s) being considered at this meeting.

3. MINUTES OF THE MEETING OF THE BOARD HELD ON 27 SEPTEMBER 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, 18 November 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, 18 November 2011).

- 6(i) K17959, K17959/2, KA1416, AND K17566/4 - APPLICATIONS FOR :-
(I) INSTALLATION OF NEW SHOPFRONT
(II) RETENTION OF AND FURTHER WORKS TO ERECT PLANT ON ROOF
(III) ERECTION AND DISPLAY OF EXTERNAL ADVERTISEMENTS
AND
(IV) VARIATION OF CONDITIONS 1,10,11 AND 15 OF K17566/3 RELATING TO THE REMOVAL OF EXTERNAL DECKING AND REPLACEMENT WITH HARD AND SOFT LANDSCAPING
AT PIER HOUSE, 1 MARINE PARADE EAST, LEE-ON-THE-SOLENT

PART II
Contact Officer:
Debbie Gore
Ext 5455

Regulatory Board
22 November 2011

To consider the above applications in relation to Pier House, 1 Marine Parade East, Lee-on-the-Solent.

6(ii) K17671/7 AND K17671/8 – PLANNING APPLICATIONS FOR:-

PART II
Contact Officer:
Debbie Gore
Ext 5455

(I) K17671/7 - DETAILS PURSUANT TO K17671 - ERECTION OF 219 RESIDENTIAL UNITS WITH ASSOCIATED OPEN SPACE, LANDSCAPING AND CAR PARKING AND REALIGNMENT OF HOWE ROAD - PHASE 1 OF ROWNER RE-DEVELOPMENT SCHEME - AMENDED APPEARANCE, LANDSCAPING AND LAYOUT OF BLOCK F (AMENDMENT TO RESERVED MATTERS APPLICATION K17671/1) (AS AMPLIFIED BY PLAN RECEIVED 13.10.11)

(II) K17671/8 – RETENTION OF AND FURTHER ALTERATIONS TO GRANGE ROAD/NIMROD DRIVE JUNCTION LAYOUT TO PROVIDE ACCESS TO RETAIL FOOD STORE (ROWNER RENEWAL SCHEME) AND MOD SITE (FURTHER AMENDMENT TO ACCESS DETAILS APPROVED UNDER OUTLINE PLANNING PERMISSION K17671) (AS AMPLIFIED AND AMENDED BY PLANS AND SUPPORTING INFORMATION RECEIVED 5.10.11)

To consider the above applications relating to the Rowner Renewal Scheme.

7. TREE PRESERVATION ORDER G.119 – 56 THE AVENUE, GOSPORT

PART II
Contact Officer:
Hilary Hudson
Ext 5611

The purpose of the report is to request the Board to consider whether to confirm, amend and confirm, or not to confirm Tree Preservation Order G.119

8. TREE PRESERVATION ORDER G.120 – LIME TREE AT RAGLAN COURT, GORDON ROAD, GOSPORT

PART II
Contact Officer:
Hilary Hudson
Ext 5611

The purpose of the report is to request the Board to consider whether to confirm, amend and confirm, or not to confirm Tree Preservation Order G.120

9. REPORTS OF THE BOROUGH SOLICITOR

PART II
Contact Officer:
Debbie Gore
Ext 5455

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 –35/1)*

10. ANY OTHER ITEMS

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

AGENDA ITEM NO. 6 (i)

Board:	Regulatory Board
Date of Meeting:	22 November 2011
Title:	K17959, K17959/2, KA1416, and K17566/4 - Applications for :- (i) Installation of new shopfront (ii) retention of and further works to erect plant on roof (iii) erection and display of external advertisements and (iv) variation of conditions 1,10,11 and 15 of K17566/3 relating to the removal of external decking and replacement with hard and soft landscaping At Pier House, 1 Marine Parade East, Lee-on-the-Solent
Author:	Borough Solicitor
Status:	For Decision

Purpose

To consider the following applications in relation to Pier House, 1 Marine Parade East, Lee-on-the-Solent:-

- (i) application K17959 - INSTALLATION OF NEW SHOPFRONT (REVISION TO K17566/3) (CONSERVATION AREA) (as amended by plans received 9.11.11)
- (ii) application K17959/2 – RETENTION OF AND FURTHER WORKS TO ERECT PLANT ON ROOF (CONSERVATION AREA) (as amended by email dated 03.11.11 and plans received 03.11.11 and 7.11.11)
- (iii) application KA1416 - ERECTION AND DISPLAY OF 3NO.EXTERNALLY ILLUMINATED FASCIA SIGNS, 1NO.EXTERNALLY ILLUMINATED PROJECTING SIGN AND 2NO. EXTERNAL GRAPHIC SIGNS (CONSERVATION AREA) (as amended by plans received 20.09.11 & 9.11.11)
and
- (iv) application K17566/4 – VARIATION OF CONDITION 1,10,11 AND 15 OF K17566/3 - PROPOSED REMOVAL OF EXTERNAL DECKING AREA AND REPLACEMENT HARD AND SOFT LANDSCAPING (CONSERVATION AREA)

Recommendation

(i) Grant permission for application K17959

for the following reason:-

Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed development is acceptable in design terms, will not impact harmfully on highway safety and will preserve the character and appearance of the Lee-on-the-Solent Conservation Area and the Marine Parade Area of Special Character in accordance with Policies R/DP1, R/DP10, R/S9, R/T11 and R/BH1 of the Gosport Borough Local Plan Review.

and subject to the following conditions:-

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

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

2. Before works to the shopfront framework are first commenced, vertical and horizontal sections through the shopfront, fascia and stallriser at a scale of 1:20, and details of the mullions and transoms and double doors (including the mechanism above), at a scale of 1:5 shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the shopfront framework shall be completed in accordance with the approved plans.

Reason - To preserve the historic and architectural character and appearance of the Conservation Area and the Marine Parade Area of Special Character and to comply with Policies R/DP1, R/DP10, R/S9, and R/BH1 of the Gosport Borough Local Plan Review.

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

10937/AL03, 10937/AD03 Rev D, 10937/AL04, 10937/AL11 Rev D, 10937/AL12 Rev C, 10937/AL14 Rev B and 10937/AL16 Rev A.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies R/DP1, R/DP10, R/S9, and R/BH1 of the Gosport Borough Local Plan Review.

(ii) Grant permission for application K17959/2

for the following reason:-

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed development is acceptable in design terms and will preserve the character and appearance of the Lee-on-the-Solent Conservation Area and the Marine Parade Area of Special Character and the amenities of the occupiers of adjoining properties in accordance with Policies R/DP1, R/DP10 and R/BH1 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The retail use shall not commenced until measures to mitigate levels of noise and vibration have been incorporated into the plant, in accordance with a scheme to be submitted to and approved, in writing, by the local planning authority. The approved measures shall be retained thereafter.

Reason – In the interests of residential amenity and to comply with Policy R/ENV10 of the Gosport Borough Local Plan Review.

2. The retail use shall not commence until the plant marked 'A'-'A'-'A'-'A' and 'B'-'B'-'B'-'B' on the approved plan has been installed in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Conservation Area and the Marine Parade Area of Special Character and to comply with Policies R/DP1, R/DP10, R/S9 and R/BH1 of the Gosport Borough Local Plan Review.

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

10937/AL03, 10937/AL13 Rev A (in part), 10937/AL 15 Rev A and 10937/AL17.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

(iii) Grant Advertisement Consent for application KA1416

For the following reason:-

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

subject to the following conditions:-

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

2. No advertisement shall be sited or displayed so as to—
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

(v) Grant Permission for application K 17566/4

For the following reason:-

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed development is acceptable in this location and will preserve the character and appearance of the Lee-on-the-Solent Conservation Area and the Marine Parade Area of Special Character in accordance with Policies R/DP1, R/DP10 and R/BH1 of the Gosport Borough Local Plan Review.

and subject to the following conditions:-

1. The construction of the development shall be carried out in accordance with the external materials and finishes approved under planning permission K17566/3 unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the historic and architectural character and appearance of the Conservation Area and the Marine Parade Area of Special Character and to comply with Policies R/DP1, R/BH1 and R/DP10 of the Gosport Borough Local Plan Review.

2. The development shall be carried out in accordance with the fenestration details approved under planning permission K17566/3.

Reason - To preserve the historic and architectural character and appearance of the Conservation Area and the Marine Parade Area of Special Character and to comply with Policies R/BH1, R/DP1 and R/DP10 of the Gosport Borough Local Plan Review.

3. Within 2 months from the date of this planning permission, vertical and horizontal sections of the proposed design/casing for the pillars to support the balconies facing Pier Street, shall be submitted to and approved, in writing, by the Local Planning Authority. The

development shall thereafter be carried out in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Conservation Area and the Marine Parade Area of Special Character and to comply with Policies R/BH1 and R/DP10 of the Gosport Borough Local Plan Review.

4. The surface water and foul sewerage arrangements for the development shall be carried out in accordance with the details approved under planning permission K17566/3 and shall be retained thereafter.

Reason - To protect the existing water infrastructure in the area and to comply with Policy R/ENV4 of the Gosport Borough Local Plan Review.

5. No part of the development shall be occupied until the measures to secure access to the site shown on plan 010108-P335, approved under K17566/3, have been completed.

Reason - In the interests of highway safety and to comply with Policies R/T2 and R/T11 of the Gosport Borough Local Plan Review.

6. The cycle storage facilities approved under planning permission K17566/3 shall be provided before the development, hereby permitted, is first brought into use and retained thereafter.

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

7. The refuse storage and collection facilities approved under planning permission K17566/3, including the measures to prevent refuse bins within the collection point damaging adjacent cars, 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.

8. The scheme for the allocation of car parking spaces to residents and visitors, including the method of demarcation of the spaces, approved under planning permission K17566/3 shall be carried out before the development is first brought into use and shall be maintained thereafter unless otherwise agreed, in writing, with the Local Planning Authority.

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

9. The development hereby permitted shall not be brought into use until the areas shown for the parking, loading and unloading of vehicles approved under planning permission K17566/3 shall have been surfaced and made available and these areas shall be retained

for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate car parking, loading and unloading facilities are provided and retained, and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

10. The hard landscape works approved under planning permission K17566/3 and subsequently amended under K17566/4, including boundary treatment and external lighting, shall be carried out before the development is first brought into use and thereafter retained.

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

11. The soft landscaping works approved under planning permission K17566/3 and subsequently amended under K17566/4 shall be carried out within the next available 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 traffic management measures to control the movement of traffic through the site, approved under planning permission K17566/3, shall be carried out before the development is first brought into use and retained thereafter.

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

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no additional walls, fences, gates or other means of enclosure shall be erected beyond the forward most elevation which fronts onto or flanks a highway without the prior consent in writing of the Local Planning Authority.

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no additional windows shall be constructed in the elevations marked 'A'-A' and 'B'-B' on plan reference 010108 – P227, approved under K17566/3, without the prior consent in writing of the Local Planning Authority.

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

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

P001, P002, P109, P110, P210, P211, P212, P213, P214, P215, P216, P217, P220, P221, P226, P227, P231, P232, P233, P236, P239, P240, P241, P242, P243, PS302(schedule), P321, P326, P327, P328, P329, P330, P332, P333, P334, P335, P339, P341, P342, P343, P346, 448/EX01 approved under K17566/3 except where they are amended, in part, by the following approved plans:- 010108-W320 Rev D and 010108 – P353

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies R/DP1, R/DP10 and R/BH1 of the Gosport Borough Local Plan Review.

1.0 Background

- 1.1 The application site is located at the junction of Pier Street with Marine Parade East and is adjacent to the Lee-on-the-Solent District Shopping Centre and within the Lee-on-the-Solent Conservation Area. Prior to its most recent use as a care home, Pier House was used as a hotel. The main facade of Pier House is three stories high and was originally constructed in the late 19th Century as the centrepiece of the new resort of Lee-on-the-Solent. It has an imposing presence created by the verticality of the gabled bay elements. The remainder of the building has now been demolished and the site is currently being redeveloped under planning permission K17566/3.
- 1.2 To the rear is a one-way access road that serves the properties in both the High Street and Marine Parade East. Pier Street carries one way traffic and contains small shops with residential accommodation above. The residential units above the shops on the eastern side of Pier Street have balconies at first floor level. On street parking is available in Pier Street and there are double yellow lines at the exit from the service road. A nearby pedestrian crossing provides access to the beach and the seafront car parks and local bus stops. The flank elevation of 23 Pier Street contains windows at ground, first and second floor level facing the application site. To the south east, is East Lodge, a four storey flatted development. There are four pairs of windows in the north west elevation facing onto the application site. One of each pair is obscure glazed.
- 1.3 Planning permission was originally granted in 2008, under reference K17566, for the redevelopment of the former care home to provide 10no. three bedroom and 4no. two bedroom apartments over three floors, with retail floorspace in the form of 2no. units at ground floor level facing Pier Street, along with associated external works and

parking. The approved development included retention of the existing three storey facade facing Marine Parade East and Pier Street and the erection of replacement three storey extensions, replacement roof and chimneys and a new glazed pedestrian entrance facing Marine Parade East. The developable site was also approved to be reduced in depth by 1 metre to facilitate the widening of the rear service road. The retail frontage was stepped to provide a visual link between the Shopping Centre and the existing building. An outside seating area was proposed along with a hard and soft landscaping to the Pier Street and Marine Parade frontages. A one-way access was shown from Marine Parade East to serve a residential parking area with exit from the site out onto and along the service road and onto Pier Street. A service/loading bay was also approved to the rear along with residential and commercial refuse storage, cycle parking facilities and an amenity area.

1.4 Planning permission was subsequently granted on 02.10.09 under application reference K17566/1 for the same development but with condition 7 removed to allow the allocation of the approved parking spaces.

1.5 Works on site then commenced. It subsequently came to light during the applicant's negotiations with potential retail occupiers that additional retail floorspace would better suit their requirements and make the units more commercially viable. A number of minor changes also needed to be incorporated into the scheme to satisfy the Building Regulations and improvements were proposed to the layout at the rear of the building. These changes, collectively, could not be dealt with as non-material or minor material changes to the scheme, therefore, a further amended application was submitted and approved on 22.12.10 under reference K17566/3. The differences between the original approved development and the development approved under K17566/3 can be summarised as:-

- a reduction in the size of one of the ground floor apartments from 3 bedroom to 1 bedroom to facilitate an increase in retail floorspace from 273.46 to 333 (and additional 59.54) square metres
- minor changes to the balcony and fenestration details facing Pier Street and Marine Parade East and the fenestration details in the north and east elevations
- amendments to the design and layout of the refuse and cycle stores and car park layout at the rear of the building

1.6 A number of the details required under the conditions attached to the previous permissions had also now been agreed and were incorporated into this amended application. These details included external materials, boundary treatment, landscape works, external lighting, measures to manage the flow of traffic through the site and details of the proposed shopfronts and cycle parking provision.

- 1.7 A possible end user for the retail floorspace, Tesco, has now come forward and wishes to tailor the retail shopfront to suit their own requirements. An application for plant on the roof of the building has also been submitted along with an application for advertisement consent. Initially, an application for an ATM was submitted for consideration but was subsequently withdrawn due to concerns over its design and appearance. In addition, the original site developer wishes to amend the approved landscape details by removing a section of decking and replacing this with hard and soft landscaping.

2.0 The Proposals

Application K17959 - Shopfront

- 2.1 The proposals comprise a dusty grey powder coated aluminium framed shopfront following the same alignment as that approved. The plans indicate rendered pilasters (as approved under the previous scheme), a single, central double sliding door entrance in the northern section of the shopfront facing Pier Street and a small brickwork stallriser. For safety reasons, all of the shopfront glazing will have dusted crystal manifestations at 1m and 1.5m from ground level.
- 2.2 Amended plans have been submitted to address concerns regarding the proportioning of the shopfront panels and the positioning of the fascia advertisements. The advertisements have now been repositioned higher, in the location intended under the original permission. A projecting element has also been added to the sliding door framework to minimise its visual bulk. The plans were required to be amended further, following withdrawal of the planning application for the ATM, and now show panels of equal proportion across the whole of the shopfront with a continuous stallriser. The applicant has confirmed that the two sash style windows at ground floor level facing Pier Street serving the retail unit would not be covered with blue film and that the trolley storage area and entrance shutters would be internal. A number of external bollards have also been removed from the plan as these fall within the highway and are outside of the scope of the application and the jurisdiction of the local planning authority.

Application K17959/2 - Plant

- 2.3 The proposal is for the retention of one floor mounted refrigeration condenser unit and three floor mounted air conditioning units. The condenser unit is currently 1.695m high, 3.1m wide and 1.158m deep. One of the air-conditioning units will be for the cash office and measures 0.54m in height, 0.72m in width and 0.19m in depth, with the remaining two units for the convenience store (including storage areas) measuring 0.845m high, 0.97m wide and 0.37m deep. All units are currently located in the northernmost corner of the new roof.

The condenser and air conditioner units are currently sited in a linear formation, with the northernmost part of the units currently 0.2m from the inside edge of the Mansard roof which is 0.7 metres high. The original section drawings indicate that the air conditioning units project approximately 0.2 metres above the top of the Mansard roof and the condenser approximately 1m. The plant is required to cool the computer server and other equipment generating heat. The ducting will be accommodated inside the building and will not be visible.

- 2.4 In response to concerns regarding the visual impact of the plant, the applicant has submitted amended plans showing the larger condenser unit relocated to a position 2.8m from the northern edge of the roof and 2.2m from the eastern edge and projecting a reduced distance of 0.6m above the ridge. Plans have also been submitted demonstrating the minimum sightline to the front and rear.

Application KA1416 - Advertisements

- 2.5 The intent for the approved design of the shopfront was for signage to be placed within the frames of the fascia above the shop windows. The original plans indicated the proposed signage within the glazed area of the shopfront with the fascia above left blank. Amended plans have been submitted to address concerns regarding the nature and location of the proposed signage and to clarify the nature of illumination and inconsistencies between the drawings and application forms. The application has also been amended following withdrawal of the ATM which had 3 associated external advertisements. The plans now indicate 3no. externally illuminated fascia signs, one facing Pier Street, one facing Marine Parade and one facing the access road to the north, together with 1no. double sided externally illuminated projecting sign at the southern end of the Pier Street frontage and 2no. external graphics. The individual fascia lettering will be red and white and a maximum of 17.7cm high on a dark blue semi-matt background. Trough lighting will illuminate the lettering on the 3no. fascias and projecting sign only. The external graphics comprise a text strip welcome sign 1m from ground level adjacent to the entrance and a security notice on the other side of the entrance. The amended plans also indicate a reduced amount of internally applied coloured film, however, this internal coating/signage falls outside of the control of the local planning authority.

Application K17566/4 – amendments to landscape materials

- 2.6 The final application is to consider proposed minor material amendments to the approved external landscape scheme for the development as a whole. The original plans showed an area of raised external decking adjacent to the south west corner of the retail unit adjacent to Pier Street. Rather than implement the decking, it is now proposed to extend the approved new boundary wall and create

a further raised planter, approximately 0.8m high, in materials to match the existing approved landscape scheme with grass surfacing to the remaining land. An area of paved hardstanding will be provided adjacent to the shopfront for maintenance purposes. Whilst minor, these changes will materially affect the external appearance of the development and as the external materials and implementation of the approved landscape works and the development generally is controlled by conditions 1, 10, 11 and 15 of planning permission K17566/3, planning permission is necessary for the changes.

3.0 Relevant Policies

3.1 Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP9

Outdoor Advertisements

R/DP10

Marine Parade Area of Special Character

R/BH1

Development in Conservation Areas

R/T11

Access and Parking

R/S9

Shopfronts and Commercial Facades

R/ENV10

Noise Pollution

4.0 Summary of Consultation Responses

The Gosport Society

No objection to proposed shopfront or advertisements, as amended. Concern re use of internal film facing Marine Parade. Object to application for plant as machinery will be seen from ground level.

The Local Highway Authority

No objection. Signage will not affect highway safety. Concern expressed regarding bollards obstructing the pavement.

Crime Prevention and Design

Recommendations made regarding security have been forwarded direct to applicant for consideration.

Head of Building Control

Security bollards would be a danger to blind and partially sighted pedestrians and impede pedestrians who are wheelchair users or those who need mobility aids. Note that no other use of bollards by commercial premises in vicinity.

Head of Environmental Health (Pollution)

No objection. The operation of the plant will not exceed 5 decibels above ambient noise levels and therefore will not result in harmful loss of amenity in terms of noise or vibration provided the condenser and air handling units are fitted with anti-vibration mounts and the fans are suitably attenuated.

5.0 Public Response

5.1 Application K17959 - shopfront

29 letters of objection received to Original Plans

Issues raised:-

- shopfront is out of keeping with the Conservation Area and Marine Parade Area of Special Character
- reduction in glazed area and use of blue film
- noise disturbance from deliveries
- access and traffic generation
- principle of a Tesco store in this location
- change from two to one retail outlets
- no opening times for store indicated
- secrecy surrounding proposals
- affect on local businesses

2 letters of support received to Original Plans

Issues raised:-

- support principle of store and local competition and greater choice and longer opening hours
- will claw back trade that currently travels north to Fareham

6 letters of objection received to Amended Plans

Issues raised:-

- request for site visit by Members
- previous objections not overcome
- shopfront remains out of keeping with Conservation Area
- note financial implications of appeal process
- adequacy of lay-by for deliveries and car parking
- publicity for applications

5.2 Application K17959/2 - plant

21 letters of objection received to Original Plans

Issues raised:-

- plant is out of keeping with the Conservation Area
- noise disturbance and air pollution from plant will affect neighbouring properties
- query need for plant
- principle of and need for Tesco store in this location
- was offer from Tesco too good to refuse?
- noise from delivery vehicles

- condenser already on roof
- accuracy of submitted information
- traffic generation, inadequate parking and servicing provision

3 letters of objection received to Amended Plans

Issues raised:-

- request for site visit by Members
- concerns about appearance of plant remain
- concerns about noise and fumes and impact on the character of the area remain
- developer is responsible for erecting plant without planning permission

5.3 Application KA1416 - advertisements

letters of objection received to Original Plans

Issues raised:-

- adverts are too large and bright and will detract from attractive shop frontages in Pier Street and are out of keeping with the Conservation Area and Marine Parade Area of Special Character
- signage not appropriate fronting Marine Parade
- light pollution to seafront but insufficient light for security
- inconsistency between plans
- carbon emissions increased
- access and traffic generation
- principle of/need for Tesco store in this location
- was offer from Tesco too good to refuse?
- secrecy surrounding proposals and change from 2 retail units to 1
- noise disturbance

5 letters of objection received to Amended Plans

Issues raised:-

- request for site visit by Members
- previous objections not overcome
- adverts remain large and overly bright and out of keeping with Conservation Area and seafront and Marine Parade Area of Special Character
- light pollution and impact on residential amenity
- existing illumination in locality
- light pollution to seafront

5.4 Application K17566/4

1 letter of objection

Issues raised:-

- paved area will provide a secluded area and encourage anti-

social behaviour and users of the adjacent ATM will be vulnerable

6.0 Issues for Consideration

- 6.1 The principle of the development and the number and mix of dwellings, the quantum of retail floorspace, the siting of the buildings and the access and parking and servicing arrangements and the provision for open space and education and the impacts on amenity and highway safety have been considered and approved under the earlier permissions. There has been no fundamental change in planning policy that would affect the consideration of these applications and there is no requirement for planning permission to change the number of the retail units within the development. There are no planning controls over advertisements placed on the inside of shopfront glazing and all applications have been advertised in accordance with the Council's publicity procedures. The need for the retail unit, the identity of the end user and local competition are not material planning considerations in respect of any of the current applications. The only matters for consideration are whether the proposed shopfront, plant, advertisements and changes to the external landscape scheme are acceptable.

Application K17959 - shopfront

- 6.2 The overall height and alignment of the shopfront and the spacing between pilasters and overall contemporary style remains as previously approved. The position and design of the single doorway is acceptable from both an accessibility and aesthetic perspective and the proportions and rhythm created by the shopfront framework reflect the principles of the originally approved design. The grey colour finish, whilst different to the original white, is equally appropriate and will aid in making the shopfront appear 'light' and subdued in appearance in relation to the upper floors of Pier House and the adjoining buildings as intended under the original planning permission.
- 6.3 Subject to conditions to control the materials used and profile of the shopfront framework, the proposals are in keeping with other shopfronts in the area and will preserve the appearance of the Lee-on-the-Solent Conservation Area and Marine Parade Area of Special Character in compliance with Policies R/DP1, R/DP9, R/DP10, R/S9, R/T11 and R/BH1 of the Gosport Borough Local Plan Review.

Application K17959/2

- 6.4 The applicant has advised that the plant was erected on the roof in advance of this application being determined for practical reasons as

the necessary equipment was on the site for another job. There is provision under planning law for applicants to apply retrospectively for planning permission but such an application is always considered from first principles.

- 6.5 At present, the plant can be seen clearly above the Mansard roof from the rear service road and through the alleyway leading from the High Street, and from vantage points further away on the opposite side of Marine Parade. Glimpses of the plant can also be seen from the opposite side of Pier Street. Whilst the need for the plant for operational reasons is understood, it is important that the plant does not harm the appearance of this prominent building and preserves the character and appearance of the conservation area. The possibility of screening the structures to minimise its visual impact was initially explored, but it was not considered that this could be successfully achieved from an operational point of view and could make the structures even more visually intrusive.
- 6.6 The amended plans demonstrate that you would need to be standing significantly further away from the building to see the condenser in the proposed revised location. It is therefore considered that the amended location for the condenser unit will significantly reduce the visual impact of the overall plant to a level which will not detract from the appearance of the building or the historic and architectural character and appearance of the Conservation Area or the Marine Parade Area of Special Character, in accordance with Policies R/DP1, R/BH1 and R/DP10 of the Gosport Borough Local Plan Review. Planning conditions are proposed to control the implementation of the development and require the integration of appropriate noise attenuation measures, e.g., anti-vibration mounts, into the units to ensure that, when operational, they do not have a harmful impact on the amenities of the occupiers of neighbouring properties in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.

Application KA1416

- 6.7 The only issues for consideration are whether the proposed advertisements are acceptable in terms of amenity and public safety. The subdued background colour and small lettering is acceptable in the context of the overall contemporary shopfront design. The slender design and colours for the fascia and projecting sign and the method of illumination and small graphic panels are sympathetic to the form of the shopfront and accord with the design guidance in the Gosport Borough Local Plan Review. The signage is an appropriate distance from the ground and the nearest residential windows and given that the fascia and associated lighting is over 17 metres from the back edge of the pavement on Marine Parade it is considered that the proposals will not have a harmful impact on residential or visual amenity or highway or overall public safety and will preserve

the historic and architectural character and appearance of the Conservation Area and the Marine Parade Area of Special Character, in accordance with Policies R/DP1 and R/DP9 of the Gosport Borough Local Plan Review.

Application K17566/4

- 6.8 As stated in paragraph 6.1 above, the principle of the development and the number and mix of dwellings, the quantum of retail floorspace, the siting of the buildings and the access and parking arrangements and the provision for open space and education have been approved under the earlier permissions and these elements remain unchanged. Similarly, there has been no fundamental change in planning policy that would affect the assessment of this application. The only issues for consideration are whether the proposed change to the materials of external landscape proposals are acceptable in design terms and will preserve or enhance the character of the Conservation Area and whether the proposals will encourage crime.
- 6.9 The proposals integrate this corner into the approved hard and soft landscape scheme for the site and will enhance the setting of the building when viewed from Pier Street and Marine Parade and the overall character and appearance of the Conservation Area in compliance with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.
- 6.10 There are a number of existing locations in and around the shopping centre that could provide a hiding point for criminals. The proposed change from open decking to hard paving in this part of the site will not increase the likelihood of a criminal hiding in this corner of the site, which enjoys clear natural surveillance from Marine Parade and the southern part of Pier Street, as was the case under the earlier application.
- 6.11 If granted, this permission will effectively become the new full planning permission for the development that is currently taking place on the site. As the development is now significantly advanced and the majority of conditional details have now been resolved, the conditions attached to planning consent K17566/3 have been reviewed to reflect the current status of the works and control the implementation of the remaining works and future operation of the site.

Financial implications:	N/A
Legal implications:	
Service Improvement Plan:	None
Corporate Plan:	The completion of this development will

	contribute to the vitality and viability of the Lee-on-the-Solent District Shopping Centre.
Risk assessment:	No risks have been identified.
Background papers:	Documents, plans and reports for Planning applications K17566, K17566/1, K17566/2, K17566/3, K17959, K17959/2, K17566/4 and advertisement application KA1416
Appendices/enclosures:	1) showing location of application site
Report author/Lead Officer:	Debbie Gore

AGENDA ITEM NO. 6(ii)

Board/Committee:	Regulatory Board
Date of Meeting:	22 November 2011
Title:	K17671/7 and K17671/8 – Planning Applications for:- (i) K17671/7 - details pursuant to K17671 - erection of 219 residential units with associated open space, landscaping and car parking and realignment of Howe Road - Phase 1 of Rowner re-development scheme - amended appearance, landscaping and layout of Block F (amendment to reserved matters application K17671/1) (as amplified by plan received 13.10.11) (ii) K17671/8 – retention of and further alterations to Grange Road/Nimrod Drive junction layout to provide access to retail food store (Rowner Renewal Scheme) and MOD site (further amendment to access details approved under outline planning permission K17671) (as amplified and amended by plans and supporting information received 5.10.11)
Author:	Borough Solicitor
Status:	For Decision

Purpose

To consider the following applications relating to the Rowner Renewal Scheme:-

(i) K17671/7 - details pursuant to K17671 - for the erection of 219 residential units with associated open space, landscaping and car parking and realignment of Howe Road – Phase 1 of Rowner re-development scheme - amended appearance, landscaping and layout of Block F (amendment to reserved matters application K17671/1) (as amplified by plan received 13.10.11).

(ii) K17671/8 – retention of and further alterations to Grange Road/Nimrod Drive junction layout to provide access to retail food store (Rowner Renewal Scheme) and MOD site (further amendment to access details approved under outline planning permission K17671) (as amplified and amended by plans and supporting information received 5.10.11)

Recommendation

1. To Grant Planning Permission for application K17671/7

for the following reason:-

Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the amended details of appearance, layout, scale and landscaping for Block F of Phase 1 are acceptable. The appearance of the building and landscaping will compliment the on-going redevelopment of Rowner and will enhance the appearance of the area. The overall layout accords with the Outline planning permission and is appropriate in this location. There will be no adverse impact on residential amenity or highway safety. Adequate provision has been made for Open Space, car parking, bicycle parking and refuse storage. As such, the details comply with Policies R/DP1, R/DP3, R/T3, R/T9, R/T10, R/T11, R/H4, R/H5, R/H9, R/OS8, R/OS13, R/OS14, R/ENV11 and R/ENV12 of the Gosport Borough Local Plan Review.

and subject to the following conditions:-

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

11.073.108, 11.073.109, 11.073.010, JTP-MP-106, 2185-LA-01 Rev F, 2178-TS-01 Rev B, 2178-PP-02 Rev O, JTP-MP-105, JTP-MP-106, JTP-MP-107, 11.073.100 Rev A, 11.073.101 Rev A, 11.073.102 Rev A, 11.073.103 Rev A, 11.073.104 Rev A, 11.073.105 Rev A, 11.073.106 Rev A and 11.073.107 Rev A

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

2. The development hereby permitted shall be constructed from the following materials unless otherwise agreed, in writing, by the Local Planning Authority:

Roof: Dark grey single ply cefil membrane

Facing brick/render: Ibstock/Weston Red Multi (Stock), Ibstock/Mancunian Red (Wire Cut), Ibstock/Staffordshire Blue Brindle Smooth (Wire Cut), K-rend/Stirling white render

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

3. Before any landscaping works are commenced for Block F, details, including samples, of all hard surfacing materials and boundary treatment, including any gates, shall be submitted to and approved, in writing, by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

4. No development above slab level shall take place until a programme for the implementation of the following aspects of the development has been submitted to and approved, in writing, by the Local Planning Authority. The

development shall thereafter be carried out in accordance with the approved programme:

- i) hard and soft landscaping.
- ii) the make up of roads, foot paths and junctions, including any traffic calming measures and lighting installation.
- iii) the provision of vehicle parking and turning areas.

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

5. The approved refuse storage facilities shown on plans 11.073.101 Rev A and 11.073.108, dated 2 September 2011, shall be provided and thereafter retained before Block F is first occupied.

Reason – To ensure adequate refuse storage facilities are provided and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

6. The approved bicycle storage facilities shown on plans 11.073.101 Rev A and 11.073.109, dated 2 September 2011, shall be provided and thereafter retained before Block F is first occupied.

Reason – To ensure adequate refuse storage facilities are provided and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

2. To Grant Planning Permission for application K17671/8

For the following reason:-

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

And subject to the following conditions:-

1. The works shall be carried out in accordance with the details and implementation programme, hereby approved, unless otherwise agreed, in writing, with the Local Planning Authority.

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

2. The measures hereby approved to protect the public sewers within the application site shall be incorporated into the works carried out unless otherwise agreed, in writing, with the Local Planning Authority.

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

3. Notwithstanding conditions 1 and 2 above, the development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed, in writing with the local planning authority:

3083 PL A001 Rev B, TWSC17257-03b, 325 P20, 208 P1, 207 P4, 203 P8, 01 P3 and 350 P8.

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.

1.0 Background

- 1.1 An application for Outline Consent for the Rowner Renewal Scheme, reference K17671, was considered by the Regulatory Board on 21 April 2009 when it resolved to advise the Secretary of State that the Borough Council was minded to grant Outline Consent subject to the completion of a Section 106 Agreement relating to the provision of sports pitches within the Borough and the implementation of a management plan for Browndown SSSI, and 22 planning conditions. The Secretary of State confirmed on 8 May 2009 that the application should be determined by Gosport Borough Council. The Section 106 Agreement was completed on 23 July 2009 and the decision notice was issued on 24 July 2009.
- 1.2 On 12 October 2009, detailed approval K17671/1 was granted for Phase 1 of the scheme (the first 219no. of 700no. permitted dwellings). The details approved included those relating to appearance, layout, scale and landscaping, as required by condition 12 of the Outline permission K17671. The permission was granted subject to 5no. planning conditions. A number of the planning conditions attached to the Outline and Phase 1 Reserved Matter approval have now been satisfied, including the phasing for demolition and construction, required by conditions 6 and 7 of the Outline consent, and the facing and hard surfacing materials required pursuant to conditions 1 and 2 of planning permission K17671/1. The sequence of demolition and construction has, however, been refined as the project has progressed in order to maximise build continuity and practicality. Works on Phase 1 were commenced in March 2010.
- 1.3 The approved drawings for Block F within Phase 1 show the provision of a part two, three and four storey, L-shape block of 28no. flats (11no one bedroom and 17no. two bedroom) sited immediately to the south of the new Howe Road/Grange Road junction. Block F, as approved, follows the key design principles approved in the Design Code and Design and Access Statement to the Outline consent K17671. The approved building has a contemporary design, with red brick central aspects and rendered 'book ends', set on a blue/grey brick base. It has a simple mono-pitched roof with Juliet and projecting 'walk-out' metal balconies framing the corners fronting Grange Road.

- 1.4 Under the original Reserved Matters application for Phase 1, the properties within Block F were indicated for sale on the open market. However, the proposed tenure of Block F has now changed. The block is now proposed for affordable housing accommodation. In order to meet the relevant affordable housing standards, the floor area of each individual flat needs to be increased which has also resulted in a number of proposed changes to the design and layout of the proposed building. It was not possible to deal with these changes as non-material amendments and therefore a further Reserved Matters application for Block F has been submitted for consideration.
- 1.5 In addition, Reserved Matter approval for Phase 2 of the Scheme was granted on 11 October 2010. At the same time that this approval was granted, planning permission was also granted for alterations to the access details approved under the Outline permission relating to the Grange Road/Nimrod Drive junction layout required to provide access to the new retail foodstore and the adjacent MOD site. These alterations included a number of small changes to aid traffic flows at the new junction, principally the extension of the left-hand turning lane into HMS Sultan. Works to implement the junction have recently commenced and further changes are now proposed to this junction to improve traffic management and flows, principally related to the HMS Sultan entrance.

2.0 Application Site

- 2.1 Block F, the subject of application K17671/7, is located at the southern end of the Phase 1, immediately to the south of the junction between the newly aligned Howe Road and Grange Road. To the north of the site, on the opposite side of Howe Road, is an area of land upon which Block G will be built, which was also approved under permission K17671/1. To the west of the site, are 2no. recently constructed rows of two storey terraced dwellings. To the east of the site is Grange Road.
- 2.2 The land, the subject of application K17671/8, is at the Nimrod Drive/Grange Lane junction and also includes land within HMS Sultan.

3.0 Planning History

- 3.1 K17671 - demolition of existing buildings and removal of existing earth bunds and redevelopment to provide new residential accommodation of up to 700 units and a new neighbourhood centre incorporating a foodstore (Use Class A1), cafe (Use Class A3), and up to 3 retail units (Use Class A1, A2, A3 and A5), and provision of open space and landscaping, and access junctions and associated roads including the re-alignment of Howe Road and new north-south road and car parking, with all matters reserved apart from access –

permitted 24.07.09

K17671/1 - details pursuant to K17671 - erection of 219 residential units with associated open space landscaping and car parking and realignment of Howe Road - appearance, landscaping, layout and scale details for Phase 1 of Rowner renewal scheme – permitted 12.10.09

K17671/2 - alterations to Grange Road/Nimrod Drive junction layout to provide access to retail food store (Rowner renewal scheme Phase 2) and MOD site (amendment to access details approved under outline planning permission K17671) – permitted 11.10.10

K17671/3 - details pursuant to K17671 - erection of 101 residential units, a foodstore and 3 retail units together with parking, open space (including a LEAP) and landscaping - appearance, landscaping, layout and scale details for Phase 2 of Rowner renewal scheme – permitted 11.10.10

K17671/4 - erection of telecommunications equipment on the roof of the proposed tower of Rowner renewal Phase 2 (relocation of existing telecommunication provision on the roof of Livingstone Court) – permitted 11.10.10

K17671/5 - details pursuant to K17671 - erection of 1 four bedroom house and conservatory (amended house type plot 39) appearance, landscaping, layout and scale details for Phase 1 of Rowner renewal scheme – permitted 18.05.2011

K17671/6 - temporary relocation of telecommunications equipment from Livingstone Court to Lawrence Walk – permitted 04.10.2011

4.0 The Proposals

Application K17671/7

- 4.1 This application is for revised details relating to the layout, appearance, scale and landscaping of Block F, including associated fenestration changes. The application is submitted pursuant to conditions 12 and 13 of Outline Consent K17671.
- 4.2 The total number of residential units, the parking provision at the site, vehicular access and the refuse and bicycle storage arrangements for Block F are unchanged from that approved under Reserved Matters application K17671/1. For information, the plans show a total of 26no. car parking spaces positioned within a courtyard on the western side of the building and accessed via Howe Road. Bins and cycles are to be stored within an integral store at the northern end of the building and within freestanding, part timber/part brick stores, positioned centrally within the car parking area.
- 4.3 In addition, the appearance, landscaping, layout, scale, road layout, parking layout, affordable housing provision, cycle and refuse storage for the remainder of Phase 1, as approved under K17671/1, are also unaffected by the proposals. The total provision of affordable housing within the scheme is being monitored under a condition

attached to the Outline permission.

Layout

- 4.4 Under the latest application, the proposed building would retain an L-shaped footprint but the floor area would be increased by 68 square metres when compared to planning permission K17671/1. At its closest point, the eastern elevation of the building would be sited 6.2 metres from the back edge of Grange Road, 1 metre closer than the siting approved under planning permission K17671/1. The northern elevation would be sited 6.6 metres from the back edge of the realigned Howe Road, 0.5 metres closer than the siting approved under planning permission K17671/1. The southern elevation would be sited 1.8 metres from the back edge of footpath on the southern side of the building. This is 1.2 metres closer than the siting approved under planning permission K17671/1. The western elevation would be sited approximately 29 metres from the two storey side elevations of the two storey terraces to the west, 1.5 metres further away than that approved under planning permission K17671/1. The revised layout shows the provision of shared hard surfaces, providing vehicle and pedestrian access to the site.

Scale and Appearance

- 4.5 Under this latest application, the external appearance of the Block F would be largely unchanged from that approved under planning permission K17671/1, following the key design principles set out in the Design Code and Design and Access Statement, approved under the Outline consent K17671.
- 4.6 The block has been designed with a central two storey element framed by three and four storey rendered 'book-ends'. Due to the increased footprint of the building, the height of the southernmost 'book-end' is now proposed to be 0.65 metres higher than that approved under planning permission K17671/1. The building would be 14 metres high at its highest point.
- 4.7 The proposed fenestration details follow the design principles established by planning permission K17671/1 and include projecting walk-out balconies, Juliet balconies, patio doors, personal doors and a variety of window openings.
- 4.8 The eastern elevation, fronting Grange Road, includes 3no. additional windows when compared to planning permission K17671/1, positioned within the building's northern 'book-end'. Amendments to this elevation include the removal of the side glazing doors to centrally positioned Juliet balconies and the addition of full length side windows to the Juliet balconies in building's southern book-end.

- 4.9 Pedestrian access into the building is no longer to be afforded from the Grange Road frontage. Rather, access into the communal stairwells is now proposed to be through 2no. doors in the western elevation. In order to facilitate this arrangement, it is proposed to include a four storey, flat roof addition on the western elevation which will contain the stairs and associated lift shaft. The lift shaft/stairs will provide access to the first, second and third floor flats at the northern end of the building. The stairwell would have a rendered finish and would contain 3no. windows and a door in the western elevation. A second door, positioned towards the southern end of the western elevation, would provide access to a second integral staircase serving the first and second floors at the opposite end of the building. The remainder of the western elevation would comprise a total of 47no. windows, 2 more than was approved under planning permission K17671/1.
- 4.10 The appearance of the southern elevation is largely unchanged from that approved under planning permission K17671/1, however, it would contain 4no. additional windows. Other than an increase to the size of the central windows, the fenestration detail of the northern elevation, fronting Howe Road, is unchanged from that approved under planning permission K17671/1. This elevation would include 10no. windows, 4no. Juliet balconies, 3no. projecting balconies and ground floor patio doors, as well as entrance doors to the proposed integral bin and bicycle stores.
- 4.11 As with planning permission K17671/1, it is proposed to construct the building using a variety of facing red, red/orange, dark blue/grey bricks and render under single ply, mono pitched roofs.

Landscaping and Open Space

- 4.12 As with planning permission K17671/1, soft landscaping is proposed around the perimeter of the proposed building and within the car parking area. The size, density, species and quantum of planting is unchanged from planning permission K17671/1, however, due to the revised footprint, the layout has been amended slightly. The proposed hard landscaping, includes a mix of tarmac, block paving and paving slabs, together with timber knee rails around the building's frontage. The hard landscaping has again been designed to comply with the street type and character area Design Codes approved under the Outline permission K17671.

Application K17671/8

- 4.13 This application is for further alterations to the layout of the 4 arm signalised Grange Road/Nimrod Drive junction which will provide access to the retail foodstore and associated service area. This junction was approved under the Outline application, and amended under application K17671/2. This application includes some further

land at the HMS Sultan gate and shows some minor changes to the access and egress details and associated barriers and boundary treatment and includes some minor changes to the layout and traffic islands within the previously approved scheme to further improve traffic flows, accommodate the required traffic furniture and provide greater clearance for vehicles off the highway. Works on site have commenced and the application has been amended to include details the works implementation programme and measures to protect the public sewers during construction works, as required by condition under the earlier permission.

5.0 Relevant Policies

5.1 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/T3

Internal Layout of Sites

R/T9

Cycleways and Footpaths

R/T10

Traffic Management

R/T11

Access and Parking

R/H4

Housing Densities

R/H5

Affordable Housing

R/H9

Lifetime Homes

R/OS8

Recreational Space for New Residential Developments

R/OS13

Protection of Habitats Supporting Protected Species

R/OS14

Biodiversity Action Plan

R/ENV14

Energy Conservation

R/ENV15

Renewable Energy

6.0 Summary of Consultation Responses

The Local Highway Authority

No objection. Section 278 completed.

Southern Water

Exact position of public sewers must be determined on site and all existing infrastructure should be protected during the course of construction works. A formal submission of details under Section 185 of the Water Industry Act is required to deal with the proposed sewer diversions.

Head of Housing (Strategic Services)

Supports the application. The scheme will contribute to the wider regeneration of Rowner.

Head of Streetscene (Parks and Horticulture)

Update to be provided.

Head of Streetscene (Waste and Cleansing)

Update to be provided.

Crime Prevention and Design

No objection. Liaison has taken place with the architects to assist the development in achieving Secured by Design standards, including the provision of appropriate doors, locks and anti-vandalism solutions to the bin/cycle stores.

Building Control

Update to be provided.

7.0 Public Response

7.1 No letters of representation received in respect of either application.

8.0 Issues for Consideration

Application K17671/7

- 8.1 The principle of the Rowner re-development, taking into account its environmental impact and issues of nature conservation, land contamination, flooding and archaeology, has been approved under Outline permission K17671, attached to which are various conditions that will control the implementation of the development as it progresses. Reserved Matter applications for Phases 1 and 2 have also now been granted, with similar implementation conditions.
- 8.2 Means of access, design concepts, scale and siting parameters, parking ratios, open space provision and the mix of tenures for Phase 1 and specifically, the appearance, landscaping, layout and scale of Block F have all been established under both the Outline and Phase 1 Reserved Matter application.
- 8.3 Vehicular access arrangements, vehicular and bicycle parking provision and refuse storage facilities for Block F are unchanged from planning permission K17671/1. The only planning issues for

consideration in this case, therefore, are whether the details submitted for the revised appearance, layout, pedestrian access and landscaping for Block F are acceptable, having regard to the character and appearance of the area, and the impact of the layout and landscaping on highway safety.

- 8.4 The appearance of the building continues to follow the design principles set out in the Design and Access Statement and Design Codes which were approved under Outline planning permission K17671. The northern book-end and the pattern of render and brickwork panels with mono pitched roofs and metal balconies adds an appropriate level of visual interest to the principal elevation and contributes to the concept a gateway feature at the entrance to Howe Road, matching the design concepts established throughout the remainder of the development site.
- 8.5 The minimal increase to the height of the southern book-end and the minor fenestration changes, when compared to planning permission K17671/1, will not harm the architectural balance, or rhythm, of the building and are acceptable in design terms. The use of contrasting brickwork to the eastern elevation fronting Grange Road, will help to break up the mass of this elevation and ensure that it does not have an overbearing appearance in the streetscene. The four storey stairwell on the western elevation is of slender appearance and the use of render provides a welcome contrast with the remaining brickwork. The appearance of the building is therefore acceptable and accords with Policy R/DP1 of the Gosport Borough Local Plan Review.
- 8.6 The increase in the building's footprint is minimal relative to the overall size of the building and is acceptable in terms of size and mass. The building will be set back a sufficient distance from the application boundaries to ensure that an appropriate level of soft landscaping, including trees, can be provided around the perimeter of the site, which will soften the appearance of the building and help to enhance the visual amenity of the locality, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.
- 8.7 The hard landscaping details adhere to the street type and character area Design Codes approved under Outline permission K17671 and the mix of tarmac, block paving, paving slabs and low boundary treatments is appropriate in this area, creating an attractive, user friendly environment for existing and prospective residents, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.
- 8.8 The set back of the building is adequate to ensure that it will not compromise the visibility of users of the adjacent highways and safe and convenient pedestrian access is provided to the rear of the building. The development therefore accords with Policy R/T11 of the

Gosport Borough Local Plan Review.

- 8.9 Compared with planning permission K17671/1, the rear elevation of the proposed building will be sited 1.5 metres further away from the two storey terraced properties to the west. The minimal increase to the height of the southern book end will not have an adverse impact on the living conditions of the occupiers neighbouring properties. Due to their siting, the provision of additional windows will not increase the propensity to overlook adjacent properties over and above the arrangement that was considered acceptable under planning permission K17671/1. The proposal therefore accords with Policy R/DP1 of the Gosport Borough Local Plan Review.

Application K17671/8

- 8.10 The amendments to the junction layout are minor in nature and will not have any significant impact on the form of the development or the character of the area and will further improve the junction, in particular, the left-hand turn facilities and entry to and egress from the MOD site. The timing of the implementation works and the measures to protect the public sewers will be controlled by condition. As such, the proposals comply with Policies R/DP1, R/DP3, R/T3 and R/T10 of the Gosport Borough Local Plan Review and are acceptable.

Financial Services comments:	<i>N/A</i>
Legal Services comments:	<i>Contained in the report.</i>
Service Improvement Plan implications:	<i>The planning application is a part of the delivery of a key project</i>
Corporate Plan:	<i>The planning application is a part of the delivery of a key project</i>
Risk Assessment:	<i>Low</i>
Background papers:	<i>Application documentation, plans and reports for K17671, K17671/1, K17671/2, K17671/3, K17671/4, K17671/5 and K17671/6</i>
Appendices/Enclosures:	
Appendix 'A'	<i>Site Location Plan</i>
Report author/ Lead Officer:	<i>Debbie Gore/Ian Humble</i>

Agenda item no. 7

Board/Committee:	REGULATORY BOARD
Date of meeting:	1 NOVEMBER 2011
Title:	TREE PRESERVATION ORDER G.119 – 56 THE AVENUE, GOSPORT
Author:	BOROUGH SOLICITOR
Status:	FOR DECISION

Purpose

The purpose of the report is to request the Board to consider whether to confirm, amend and confirm, or not to confirm Tree Preservation Order G.119.

Recommendation

That, in accordance with the provisions of Section 199 of the Town and Country Planning Act 1990 and, despite a letter of objection, the Board confirm Tree Preservation Order No G.119 relating to a Weymouth Pine Tree at 56 The Avenue, Gosport.

1. Background

- 1.1 The purpose of this report is to seek the Board's decision whether to confirm, amend and confirm, or not to confirm the Tree Preservation Order, where an objection has been received

2. Report

- 2.1 The Tree Preservation Order G.119, dated 16 August 2011, relating to a Weymouth Pine Tree at 56 The Avenue, Gosport has been made as a provisional Order.
- 2.2 The Order has been made because, in the opinion of the Head of Development Control, the tree makes a significant positive contribution to the character and appearance of the local environment.
- 2.3 Notice of the making of the Order has been served, as required by the Regulations, on the owners of the land concerned. Any person wishing to object to the Order had a period of one month to submit that objection for consideration by the Council.
- 2.4 The Regulations provide that if a Tree Preservation Order is to continue in effect, it must be confirmed by the Authority within a period of six months from the date on which the Order is made, and after consideration of any objection received.

- 2.5 The Borough Solicitor has delegated authority to confirm the Order provided that no objections have been received. In this case, one letter of representation has been received, from the owner of 54 The Avenue, the adjacent property, objecting to the making of the Order, on the following grounds:
- (a) the tree overhangs the rear garden of number 54
 - (b) the current owners of number 56 are moving house
 - (c) the tree is not under threat
 - (d) the proposed Tree Preservation Order is unnecessary
 - (e) the tree has limited amenity value
 - (f) public views of the tree are limited
 - (g) falling pine needles and cones are a nuisance and potential hazard to the occupiers of, and visitors to, number 54
 - (h) Falling debris from the tree damages the roof of the shed at number 54
 - (i) placing a Tree Preservation Order on the tree puts an onerous responsibility on affected residents
 - (j) the future maintenance of the tree should be left as a private matter between the affected parties
- 2.6 In the absence of a structural report, the Local Planning Authority is unable to comment on issues relating to possible damage to adjacent property. Nevertheless, should it subsequently be demonstrated that the tree is damaging property, and that its removal is the only practical solution, confirmation of the Order would enable the Local Planning Authority to require a replacement tree to be planted in an appropriate location, near to the original site. The Local Planning Authority is unable to comment on matters relating to future maintenance of the tree as this is a private legal matter between the interested parties. The confirmation of a Tree Preservation Order does not preclude the submission of planning applications for appropriate maintenance works, which would be determined by the Local Planning Authority on their individual merits, against the relevant Policy of the Gosport Borough Local Plan Review, and in the light of the amenity value of the tree, the reasons put forward for the application, and any other material planning considerations. In the opinion of the Head of Development Control, the Weymouth Pine tree is a large, mature and healthy specimen that makes a significant positive contribution to the character and visual amenity of the locality. The tree is clearly visible from both The Avenue and Bury Hall Lane with glimpses of the crown also available from Halsey Close and Jellicoe Avenue. The land on which the tree relates is currently for sale and the tree may therefore be at greater risk of felling or inappropriate pruning by new owners/tenants. Confirmation of the Tree Preservation Order would enable the Local Planning Authority to control future works to the tree, in the interests of its on-going health and amenity value. The tree is therefore considered worthy of a Tree Preservation Order.
- 2.7 Members may decline to confirm the Order or they may confirm the Order with or without modification.

3. Risk Assessment

3.1 The tree may be in danger of being removed if the Order is not confirmed.

Financial implications:	None
Legal implications:	As set out in the report
Service Improvement Plan implications:	None
Corporate Plan	None
Risk Assessment	See paragraph 3.1
Background papers:	Tree Preservation Order G.119
Appendices/Enclosures:	None
Report author/Lead Officer:	Hilary Hudson, Solicitor 023 9254 5611

Agenda item no. 8

Board/Committee:	REGULATORY BOARD
Date of meeting:	1 NOVEMBER 2011
Title:	TREE PRESERVATION ORDER G.120 – LIME TREE AT RAGLAN COURT, GORDON ROAD, GOSPORT
Author:	BOROUGH SOLICITOR
Status:	FOR DECISION

Purpose

The purpose of the report is to request the Board to consider whether to confirm, amend and confirm, or not to confirm Tree Preservation Order G.120.

Recommendation

That, in accordance with the provisions of Section 199 of the Town and Country Planning Act 1990 and despite letters of objection, the Board confirm Tree Preservation Order No G.120 relating to a lime tree at Raglan Court, Gordon Road, Gosport.

1. Background

- 1.1 The purpose of this report is to seek the Board's decision whether to confirm, amend and confirm, or not to confirm the Tree Preservation Order where an objection has been received

2. Report

- 2.1 The Tree Preservation Order G.120, dated 16 August 2011, relating to a Lime tree at Raglan Court, Gordon Road, Gosport has been made as a provisional Order.
- 2.2 The Order has been made because, in the opinion of the Head of Development Control, the tree makes a significant positive contribution to the character and appearance of the local environment.
- 2.3 Notice of the making of the Order has been served, as required by the Regulations, on the owners of the land concerned. Any person wishing to object to the Order had a period of one month to submit that objection for consideration by the Council.
- 2.4 The Regulations provide that if a Tree Preservation Order is to continue in effect, it must be confirmed by the Authority within a period of six months from the date on which the Order is made, and after consideration of any objection received.

- 2.5 The Borough Solicitor has delegated authority to confirm the Order provided that no objections have been received. In this case, three letters of representation have been received, from the owners/occupiers of adjacent properties, including a petition from 26 residents and visitors of Raglan Court. The letters and petition object to the making of the Order on the following grounds:
- (a) the roots of the tree are damaging the front drive of number 1A Gordon Road
 - (b) the tree, by virtue of falling branches and slippery leaves in the Autumn months, is a threat to public health and safety
 - (c) the tree is too large for its location
 - (d) the tree restricts visibility when exiting the site in a vehicle, mobility scooter or wheelchair
 - (e) the residents and manager of Raglan Court would like the tree to be felled.
- 2.6 In the absence of a structural report, the Local Planning Authority is unable to comment on issues relating to possible damage to adjacent property. Nevertheless, should it subsequently be demonstrated that the tree is damaging property, and that its removal is the only practical solution, confirmation of the Order would enable the Local Planning Authority to require a replacement tree to be planted in an appropriate location, near to the original site. The confirmation of a Tree Preservation Order does not preclude the submission of planning applications for appropriate maintenance works, which would be determined by the Local Planning Authority on their individual merits, against the relevant Policy of the Gosport Borough Local Plan Review and in the light of the amenity value of the tree, the reasons put forward for the application, and any other material planning considerations. Notwithstanding this, and in accordance with Section 198(6) of the Town and Country Planning Act, 1990, branches or limbs that are considered by Local Planning Authority to be dead, dying or dangerous, may be removed without planning consent. In the opinion of the Head of Development Control, and through consultations with the Local Highway Authority, the siting of the tree is such that it does not prevent safe and convenient entry and egress into/out of Raglan Court. Epicormic growth at the base of the trunk may be cleared without planning consent. The tree is considered to be a large, mature and healthy specimen, which is clearly visible from both Gordon Road and Bury Road. It is a prominent feature in the streetscene, particularly when viewed from Gordon Road, and is considered to make a significant positive contribution to the character and appearance of the Bury Road Conservation Area. The Council has received a notification to fell the tree and it is therefore considered to be at risk. Confirmation of the Tree Preservation Order would enable the Local Planning Authority to control future works to the tree, in the interests of its future health and amenity value. The tree is therefore considered worthy of a Tree Preservation Order.
- 2.7 Members may decline to confirm the Order or they may confirm the Order with or without modification.

3. Risk Assessment

3.1 The tree may be in danger of being removed if the Order is not confirmed.

Financial implications:	None
Legal implications:	As set out in the report
Service Improvement Plan implications:	None
Corporate Plan	None
Risk Assessment	See paragraph 3.1
Background papers:	Tree Preservation Order G.120
Appendices/Enclosures:	None
Report author/Lead Officer:	Hilary Hudson, Solicitor 023 9254 5611

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

22nd November 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.

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02.	09-17	K17912	176 - 178 Rowner Lane Gosport Hampshire PO13 9SU	Grant Permission
03.	18-24	K17912/1	176-178 Rowner Lane Gosport Hampshire PO13 9SU	Grant Listed Building Consent
04.	25-30	K17874/2	Land To Rear Of 84 Priory Road Gosport Hampshire PO12 4LG	Refuse
05.	31-35	K17448/2	Land Rear Of 21 & 23 Stoke Road Gosport Hampshire	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K7050/2
APPLICANT: Gosport Borough Council
DATE REGISTERED: 10.10.2011

REGULATION 3 - CHANGE OF USE FROM 38 NO SHELTERED HOUSING UNITS (USE CLASS C2) TO 55 NO MANAGED FAMILY UNITS (USE CLASS SUI GENERIS) TOGETHER WITH RE-COVERING OF EXISTING FLAT ROOF, RE-FITTING OF ALL DOORS AND WINDOWS, INSTALLATION OF 1 NO ADDITIONAL OPENING IN THE SOUTHERN ELEVATION AND INSTALLATION OF PV PANELS TO ROOF (as amended by additional plans received 02.11.11)

Agnew House St Vincent Road Gosport Hampshire PO12 4SX

The Site and the proposal

Agnew House is a part 2, part 3 storey flat roofed, brick building located on the north side of San Diego Road. There are existing pedestrian access points on the north, east and west sides with windows in all elevations. There is currently no car parking directly associated with the site, however, there are on street parking bays and lay-bys around the site. The building was formerly used as sheltered housing but was vacated in July 2011 as it no longer met the requirements for this type of accommodation.

This application proposes the change of use of the building from a 38 no. unit sheltered housing scheme (Use Class C2) to a 55 no. unit managed family facility (Use Class Sui Generis) to provide short term accommodation for those facing homelessness. The accommodation would provide a temporary home whilst the Council Housing Section assesses individual situations and identify alternative accommodation.

In order to facilitate this change, some alterations and additions to the building are also proposed. The existing flat roof over the building is to be re-covered and 17 no. blocks of PV panels are to be installed on the western arm of the building. All of the existing doors and windows are to be replaced and there is to be an additional opening in the southern elevation to provide direct access to an out-of-hours unit. The application is accompanied by a management plan which sets out measures to control activity on site. There will be CCTV at the access doors to deter unauthorised access and the main entrance will be retained in its existing location ensuring activity at the site is contained in a central area and controlled. The premises will be staffed between the hours of 0900 and 1700 daily and an out of hours officer will be available on the phone to deal with any issues arising outside of these hours. Residents will also only have access to the floor on which they have been allocated accommodation which will assist in controlling activity within the site and minimise the level of noise and activity.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/ENV14
- Energy Conservation
- R/ENV15
- Renewable Energy
- R/DP1
- General Standards of Development within the Urban Area
- R/T11
- Access and Parking
- R/CF1

New or Improved Community and Health Facilities
R/ENV10
Noise Pollution

Consultations

Southern Water	No objection.
Building Control	No objection. Means of escape and fire precautions will need to be agreed at Building Regulations stage.
Property Services	Fully support the scheme.
Environmental Health	No objection. Any construction works should be between the hours of 0800 - 1800 Monday - Friday and 0900 - 1300 Saturday. The site is unlikely to be contaminated.
Housing Services (Operational And Energy)	Fully support the scheme.
Housing Services (Strategic)	No objection. Provides a much needed family centre and makes excellent use of an empty building.
Local Highway Authority	No objection. The existing vehicle access will be unaltered. St Vincent is a one way street with lay by and on street parking. There is no parking for the existing use and the proposed use will have a similar requirement. Existing lay by and on street parking is adequate for managed family units. The location is also accessible with public bus stops within walking distance of the site. Long stay parking for 5 bikes and short stay parking for 3 bikes should be secured by condition. No Transport Infrastructure, Services and Facilities Contribution applies as the change is to a similar use.
Streetscene (Waste & Cleansing)	The minimum bin requirements will be 8 x 1100 and 1 x 140 litre wheeled bins for recycling waste and 8 x 1100 and 1 x 140 litre wheeled bins for domestic waste. Collection should be from kerbside.
Streetscene (Leisure & Play)	No objection.
Crime Prevention & Design	No objection. Recommend all doors and windows be installed to BS7950.

Response to Public Advertisement

13 letters of objection

Issues raised:

- lack of car parking
- increased traffic movement including cycles
- loss of privacy and light to neighbouring properties

-
- inadequate consultation on the planning application and not enough information has been made available
 - must be a live in warden at all times, 24 hours a day, 7 days a week
 - there should be CCTV
 - there should be a management plan in place
 - security measures are needed to protect against anti-social behaviour
 - increase in crime and anti social behaviour
 - inappropriateness of the types of people residing in the unit and present in the area
 - effect on the value of surrounding properties
 - solar panels are not the most appropriate means of reducing the carbon footprint
 - alternative means of reducing the carbon footprint of the building should be explored
 - it is not clear how much of the energy generated from the solar panels will be put into Agnew House
 - it is unclear what the profits from solar panels will be
 - solar panels might be noisy and could affect wildlife
 - harmful visual impact of the solar panels
 - replacement windows are a waste of resources and Council Tax
 - another homeless shelter is not needed
 - increase in emergency services attending the site which could also cause disturbance
 - increased litter, noise disturbance and air pollution
 - the site will deteriorate and appear visually inappropriate in the area
 - non-planning issues should be considered as this is such a sensitive site
 - the use of the land adjoining as a play area is a waste of money
 - the sheltered bungalows to the rear of Agnew House should be invested in and used
 - lack of provision for elderly people
 - the previous residents did not want to leave the premises
 - the building could be refurbished and used for elderly residents again
 - the people in the unit will be sharing kitchen and bathroom facilities
 - the above is inappropriate and will affect the well being of residents

1 petition signed by 202 residents

Issues raised:

- lack of car parking
- likely increase in vehicular accidents
- impact on amenities of surrounding residents resulting from on street parking and increased vehicles on the highway
- the solar panels would appear visually intrusive and impact neighbouring buildings in respect of light and their visually overbearing impact
- increased noise and disturbance to surrounding residents
- increased pressure on water and sewerage systems could affect existing residents
- inadequate consultation on the planning application
- the unit should be retained in a C2 use
- it is unclear whether this proposal is for a short or long term period
- crime prevention measures will not work

1 letter of observation received

Issues raised:

- there should be a live-in warden to manage the site together with providing somebody with a home and a job

Principal Issues

1. The planning application has been advertised in accordance with the normal publicity procedure. The use of the bungalows or land adjoining Agnew House for a play park is not a consideration of this planning application. The removal of previous residents and the option of refurbishing this building for elderly people are not being proposed as part of this application. Neither the effect on the value of surrounding residential properties nor the need for a homeless shelter in this location are material planning considerations. The ownership of the application site will not change and

therefore the level to which it is maintained should not change and bringing the building back into use will ensure it does not deteriorate to the visual detriment of the area. Non planning issues cannot be considered as part of this application. The main issues for consideration in this case are therefore the appropriateness of the use, the impact on the neighbouring properties, the visual impact of the alterations proposed and transport and highway matters.

2. The application proposes to permanently change the use of the building from a C2 use to managed family units. Nevertheless, the character of these uses is very similar in that the building will provide residential accommodation for people. As such, although in Use Class terms a change is proposed, the use of the premises to accommodate people in a residential format will be retained. The previous C2 use would have attracted additional services such as health workers and visitors with evidence from the applicant showing this would have totaled approximately 40 additional visits per week. The proposed family units would not attract these additional visits to the site. The increase of only 17 units, when considered in the context of the previous use and its associated activities, is not therefore, likely to be detrimental in activity terms of the surrounding area.

3. The site ceased to provide accommodation for elderly people earlier in 2011 as it did not meet the required standard and the cost of bringing it up the necessary standard outweighed that of the proposed use for which there is also a demand in the Borough. The individual circumstances of future residents using this facility are not a material planning consideration. The site is located within a reasonable distance from the Local Centre where there is access to shopping and other facilities. There are also two protected Open Spaces in close proximity to the site. Residents will therefore have access to good services and facilities. Southern Water has not objected to the proposals indicating that there is sufficient capacity within the existing system to accommodate the increased number of people possibly using the site. The on site facilities available to residents, such as kitchens and bathrooms, will be managed by the Housing Service team and the well being of the residents who may be facing homelessness, although not a material planning consideration, will be catered for by the existence of this accommodation. The units will be used for short term occupancy as compared to the existing lawful use whereby tenants were more likely to be present for a prolonged period. It is therefore accepted that there will be an increased level of activity on the site with comings and goings of people on a more frequent basis, however, taking into consideration the existing arrangement of properties and their separation distances, this increase is not likely to impact harmfully on surrounding neighbours. There will be kitchen, bathroom and laundry facilities within the building which will minimise the requirement for residents to leave the site thereby reducing activity in the surrounding area. The Hostel Officer ensures communal areas are appropriately maintained and evidence from other, similar premises shows that anti-social behaviour associated with communal facilities is low. Minimising the requirement for residents to leave the site will also minimise any likelihood of accidents in the area resulting in minimal disturbance from the emergency services. This will assist in limiting the impact on any additional noise and air pollution in the area. Litter will be contained within the individual units. There will be no change in the separation distance between the application site and neighbouring properties and the introduction of only one additional opening at ground floor level will not increase the propensity for occupiers of this building to overlook existing, neighbouring residents. The proposal therefore complies with Policies R/DP1 and R/CF1 of the Gosport Borough Local Plan Review.

4. It is acknowledged that the proposed use may result in an increase in anti-social behaviour which would also increase the fear of crime of nearby residents. The applicant is experienced at dealing with this type of use and will ensure a 24 hour warden is available to be called out should there be occurrences of anti-social behaviour. CCTV will also be installed at the premises to deter anti social behaviour and identify any individuals that do act anti-socially. Residents will be required to agree to personal support from the Council's Supporting People team and a Rent Arrears and Enforcement Officer will attend the site twice weekly to maintain a visible presence. No security of tenure will be enjoyed by residents and therefore any issues with anti-social behaviour can be dealt with quickly. Therefore, whilst it is acknowledged that there will be an increase in anti-social behaviour associated with this use, the Management Plan accompanying the application demonstrates that this can be satisfactorily dealt with and it has been conditioned below.

5. In design terms the refitting of the roof is unlikely to be noticeable from ground level. The upgrading of the roof is required in order that it is weather proof and secure. The re-fitting of the doors and windows will improve the appearance of the building by introducing fresh materials to the site. The cost of this replacement is not a material planning consideration. The additional opening is appropriate in the context of existing openings on the elevations and will facilitate the use of the out of hours unit. The solar panels will assist the energy efficiency of the building. There is no requirement for the applicant to provide specific details on the amount of energy or money the panels will generate or where that energy will be used. Furthermore, there is no requirement for the applicant to demonstrate that this is the most appropriate means of reducing the carbon footprint of the site. They will be noticeable from the surrounding area as they will stand approximately 1.8m above the roof and will be positioned to face south for maximum sunlight absorption. Nevertheless the spaces between panels ensure they will appear ancillary to the roof and will not increase its overall height. The panels will also be set back from the edge of the roof which lessen any visual impact in the streetscene and mean they will not reduce the light available to surrounding residents. The materials and finish can be controlled by condition. The proposal will therefore comply with Policies R/DP1, R/ENV14 and R/ENV15 of the Gosport Borough Local Plan Review.

6. The site does not currently have allocated car parking, however, there are on-street parking bays and lay-bys which can be used by residents. Evidence from the applicant indicates that car ownership of residents occupying this type of facility is low. The Highway Authority is satisfied that car parking associated with the proposed use can be accommodated around the site. The Highway Authority has not received any complaints about car parking in this area in the last three years indicating there is satisfactory on street provision for the existing use and on street car parking acts as a natural speed deterrent. Taking into consideration the additional, ancillary vehicles visiting the site associated with the C2 use it is considered that the on street car parking associated with the proposed use will not lead to a harmful impact on the residential amenity of the area. The site is well served by buses. The site is also located in close proximity to amenities such as open space and the Local Centre meaning that residents will not need to rely on a car. Additional cycle parking is required by condition. An increased use of cycles will have beneficial impacts on the environment and the safety of the road network by potentially reducing the number of cars. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reason(s) for granting permission:

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the proposal is therefore acceptable in principle and will not impact detrimentally on the surrounding residential properties or highway safety. The proposed alterations are acceptable in design terms and the proposal therefore complies with Policies R/DP1, R/CF1, R/T11, R/ENV10, R/ENV14 and R/ENV15 of the Gosport Borough Local Plan Review.

Subject to the following condition(s):-

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

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

2. Before the solar panels are installed, details and samples of the materials to be used shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the solar panels shall be installed in accordance with the approved details.

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

3. The measures set out in the Management Plan received on 10.10.11 shall be adhered to at all times.

Reason - In the interests of the amenities of the surrounding residential properties and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. Before the use hereby approved is occupied long and short stay cycle parking shall be provided in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The approved cycle parking shall thereafter be retained for that purpose at all times.

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

5. Construction works shall only take place between the hours of 0800 and 1800 hours, Monday to Friday, 0900 and 1300 on Saturday's and at no time on Sunday's.

Reason - To preserve the amenity to the neighbouring properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K17912
APPLICANT: Mr Alan Stickland
DATE REGISTERED: 06.10.2011

ERECTION OF TWO AND SINGLE STOREY REAR EXTENSIONS, INSTALLATION OF EYEBROW DORMER TO REAR, ERECTION OF DETACHED DOUBLE GARAGE TO WEST SIDE, INCREASE HEIGHT OF 2NO.CHIMNEY STACKS AND LOWERING OF GROUND LEVEL TO SOUTH SIDE OF DWELLINGS (LISTED BUILDING IN CONSERVATION AREA) (as amended by additional information received 23.06.11, 09.09.11, 04.10.11 and amended plan received 06.10.11)
176 - 178 Rowner Lane Gosport Hampshire PO13 9SU

The Site and the proposal

The application site is on the north side of Rowner Lane opposite the junction with Grange Lane. There is a bowling pavilion across the road, south east of the site, and an area of open grassland to the south west. Both are protected Open Spaces. The application properties are within the Rowner Conservation Area which was designated in 1988 in recognition of the small group of buildings around Rowner Church believed to comprise the original Rowner settlement which, despite subsequent development retains an element of its village character. The original designation report adds that the designation would demonstrate the Council's commitment to protecting and enhancing older areas of the Borough.

A detailed management plan indicating how the Borough would seek to preserve and enhance the area was subsequently published as an 'Action Plan' and was produced following full consultation and a public meeting. More recently further historic details were incorporate in a Conservation Area Appraisal.

To the north of the cottages is the Grade I Listed Church of St Mary, the grounds to which surround the north, east and west sides of the application site. The Church has a medieval interior of nave and chancel, with a north aisle and chapel. The arcades, chancel arch and piscine survive. The north aisle has been widened to form a new nave in 1874 which produced a stone coursed rubble exterior. There are several good wall tablets and one Jacobean tomb within the Church. There has been a very large extension to the west end which forms a new church with a bell. The graveyard contains a number of historic gravestones set in mature grounds. The oldest part of the church nestles in these mature grounds and is located approximately 42 metres from the rear of the cottages, beyond their long rear garden. The modern church buildings dominate the setting of the older church and are located beyond trees and shrubs to the north west of the cottages. The Lych Gate to the church is situated outside the north east corner of the application site and there is an electricity sub station to the west side of this. Access to the Lych Gate is lined with mature trees.

Nos. 176 and 178 Rowner Lane are a pair of semi-detached, Grade II Listed cottages dating approximately from the 17th Century. There is evidence of a much earlier structure within no. 176 in the form of a complete box bay to a timber framed building including two substantial roof trusses which stylistically suggest a date of the 15th Century. The internal evidence within this building seems to imply that a floor was inserted in the early 17th Century, and a chimney breast subsequently added prior to a long series of additions and alterations to both cottages during the 19th and 20th centuries.

No. 176 has a lower eaves height and some exposed timber framing to the west side of its south elevation. No. 178 is a wider property with the eaves set higher. Both properties are two storey and both have dormer windows to the front (south) and rear (north). There is a thatched roof over both properties which is currently covered in places by a tarpaulin to protect it from the weather. There is a large garden area around the north and west sides of the properties with a timber fence along the north and east boundaries to between 1.6m and 1.8m in height. The western boundary is made up of planting and trees to a maximum height of 3.5m. The southern boundary with Rowner Lane

consists of a mix of fencing to approximately 1m high and planting. Access to no. 176 is via a personal door in the west side and correspondingly access to no. 178 is via a personal door in the east side. There is a run down timber outbuilding attached to the rear of no. 178.

Officers have worked closely with the owner to ensure that the cottages have been protected and a recent internal inspection has satisfied officers that the building is currently appropriately watertight, weatherproof and secure for the winter period. While the cottages remain vacant they remain at risk and the best use for a Listed building is to ensure an active viable use. The stylistic evidence for the cottages clearly indicates that they were built for residential use and have remained in that use for hundreds of years.

This application proposes extensions and alterations to bring the properties back into a habitable condition. Two and single storey extensions are proposed to the rear of both properties. A central two storey section would extend to a depth of 4m constructed in a red multistock brick under a thatched roof to match the existing. This would then drop in height to either side to provide 3.5m deep single storey rear extensions to both properties under flat roofs. It is proposed to provide an eyebrow dormer to the west side of the two storey extension. It is also proposed to increase the height of both chimneys and install Fareham pots to both and lower the ground level to the front of the properties to provide a useable garden space.

The application also proposes to erect a detached double garage to the west side of the properties. The garage would be approximately 2.5m to its eaves and approximately 4.5m high in total. This would be oak framed with horizontal oak cladding to three sides and timber doors to the south side with a tiled, pitched roof over. The garage would be shared between the two properties. Access would be from south side of the plot.

The application is accompanied by a Design and Access and Heritage Statement, a Desk Based Archaeological assessment and a Structural report. Since the application was originally submitted additional information has been submitted in respect of the ecological interest of the site. An amended plan has also been submitted to clarify the application site boundary.

Relevant Planning History

K4907/8 - Removal of Lime tree (Conservation Area) - Raise No Objection 04.10.10

K17912/1 - Listed Building Application - erection of two and single storey rear extensions, installation of eyebrow dormer to rear, erection of detached double garage to west side, increase height of 2 no. chimney stacks, lowering of ground level to south side of dwellings, internal alterations, new and replacement windows and re-thatching of roof (Conservation Area) - Pending

Relevant Policies

Planning Policy Statement 5 (PPS5): Planning for the Historic Environment

Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation

Gosport Borough Local Plan Review, 2006:

R/OS3

Urban Gaps

R/OS13

Protection of Habitats Supporting Protected Species

R/DP1

General Standards of Development within the Urban Area

R/BH1

Development in Conservation Areas

R/BH3

Development Affecting Listed Buildings

R/BH8

Archaeology and Ancient Monuments

R/T11
Access and Parking
R/OS1
Development Outside of the Urban Area

Consultations

The Gosport Society	Support the proposals. Works should commence as soon as possible so the cottages can be restored. The external appearance of the south elevation will be the same which is impressive. The proposals for the rear elevation respect the character of the Listed cottages whilst providing extra internal space for a satisfactory internal living environment.
HCC Landscape, Planning & Heritage	No objection. The site lies within an area of considerable archaeological interest and is believed to have been the site of the original settlement at Rowner in the medieval period. There is some evidence of a possible moat visible on the site and the properties appear to be located on the south side. The buildings themselves are of at least 17th Century although they may be earlier. Any ground works associated with the development are likely to disturb archaeological deposits that contain information about the nature and date of the settlement on this site. It is also possible that information relating to the date of the buildings themselves may be disturbed or revealed during ground works and structural work to the buildings themselves. Some recording of the buildings will need to be undertaken. The recording of archaeological deposits should be secured by condition.
HCC Ecology	<p>Reptiles: A reptile survey and mitigation strategy has been provided which has identified a small population of slow worms on the site. The mitigation strategy proposes to translocate the reptiles as the development would not allow the retention of sufficient habitat on the site. The mitigation strategy is supported and should be secured through an appropriate condition.</p> <p>Badgers: The initial ecology survey identified a possible outlier badger sett in the spoil heap in the front garden. A detailed badger survey was commissioned, however, in the interim it is understood the vandalism resulted in the collapse of the sett. Since then there has been no further signs of badger activity to re-excavate the sett. It is not therefore considered that the</p>

development will result in any further impacts to badgers. Nevertheless, as badgers are active in the area, precautions should be taken during construction to ensure that badgers do not become trapped in any open excavations left uncovered overnight, such as leaving timber plank as a ramp in any uncovered excavations. Additionally, if badger activity is suspected (e.g. new excavations) on site, during the works, further ecological advice should be sought. An informative may be helpful to the applicant in this respect.

Nesting birds: The ecology survey identifies the removal of potential bird nesting habitat. It is therefore recommended that an informative relating to the legal protection afforded to birds be added.

Local Highway Authority

No objection. The access is acceptable. The new garage is to an appropriate standard. The highway cross over will need to be agreed and completed by the Highway Authority.

Response to Public Advertisement

16 letters of objection

Issues raised:

- question over the sale price of Haslar hospital
- the consultation period should be amended to reflect public meetings
- the Council should have arranged a public meeting to discuss the restoration
- the consultation has not been wide enough
- there should be national consultation
- the application should be determined by the Regulatory Board
- the application should be determined by the Secretary of State
- the owners of the land to the east will not grant access over the land to allow access through the door serving no. 178
- the application site boundary is incorrect
- the site is not being appropriately maintained and is the subject of vandalism
- if planning permission is granted there should be a time limit for works to be begun and completed
- if the works are not done with the required time frame the Council should do the works and recover the cost from the site owner
- it is a disgrace that the cottages have been allowed to fall into disrepair
- the Council should maintain the cottages in accordance with the covenants of the sale
- the Council was not legally allowed to sell the cottages
- the land on which the cottages stand is a public open space
- the use of an out of date picture which show the cottages in perfect condition is inappropriate
- the Council should have served a Listed Building Enforcement Notice or Compulsory purchased the cottages
- the properties have the appearance of being abandoned
- there is no evidence the applicants have the funds to complete the restoration works
- the applicants have not previously mentioned the extent of their proposed works
- the properties need significant works to restore them
- the internal alterations proposed should be clarified in the description
- the area is a Conservation Area and the area and its character should be preserved
- no reference to the Conservation Area appraisal or the Action Plan is made in the application

- the historic integrity of the cottages should not be harmed
- the extensions should be sympathetic to the original building
- the increased height of the chimneys, the garage, and the lowering of land to the south side of the building is inappropriate
- the inclusion of chimney pots on the properties is inappropriate
- the Inglenook fireplace and bread oven should be preserved
- provision should be made for the parking of visitors' cars
- there is no parking provision for no. 178
- questions the safety of a site access close to the junction with Grange Lane
- the churches are referred to Rowner Cottages. They should be referred to as the Church Cottages
- it is requested that the owners reduce the height of the Lleylandii trees on the western boundary
- the application refers to the plants on the northern boundary where there are none
- the ecological interests of the site need to be addressed

4 letters of support

Issues raised:

- the cottages are an important part of the areas heritage
- permission should be given to restore the cottages so they can be used as dwellings
- the extension blends in to the existing appearance of the cottages
- the properties should be re-thatched
- car parking in this area is not an issue
- it is hoped permission is granted
- some work has already taken place in respect of clearing up the site
- wish the owners every success

Principal Issues

1. The sale of the Haslar hospital site is not relevant to the determination of this planning application. The application has been advertised in accordance with the Council's publicity procedure. Although the government encourages applicant's to undertake consultation with local residents prior to the submission of an application for planning permission, this is not a legislative requirement. The application is to be determined by the Regulatory Board and has not been called in by the Secretary of State. Access rights over land are a private legal matter. Amended plans have been received to clarify the application site boundary. The Council's Conservation and Design team have been working with the site owner and the Crime Prevention Officer to ensure it is maintained to an appropriate standard pending the outcome of this application. Works on site will be monitored to ensure the building does not fall into disrepair during any construction, alteration or repair works. This application seeks to restore the cottages. Legal matters relating to the sale and maintenance of the cottages are not a material planning consideration. The use of a Listed Building Enforcement Notice or a Compulsory Purchase Notice was not considered appropriate pending the outcome of this planning application. There is no requirement for the applicant to demonstrate that they have the appropriate funding in place to complete the works. The land on which the cottages stand is not designated as protected Open Space under the Saved Policies of the Gosport Borough Local Plan Review. The use of an out of date picture does not affect the consideration and determination of this planning application. The works the subject of this application would restore the cottages and the internal works proposed are detailed in the Listed Building Application. There is no requirement to refer to the Conservation Area appraisal or Action Plan in the submission of the planning application as both are taken into consideration by officers in assessing the planning application. The considerations of the application in respect of the Listing and siting in the Conservation Area are set out below. The correct reference to the properties in terms of name does not materially affect the determination of this planning application and the application has been advertised as 176 and 178 Rowner Lane. The case officer's site visit correctly establishes the boundary treatments at the site and high hedge concerns can be dealt with under separate legislation.

2. The main considerations in this case are the appropriateness of the development and the design, the impact on the Listed Building having special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses, whether

the proposals preserve or enhance the character and appearance of the Conservation Area including features of archaeological importance, highway and traffic issues and the impact on features of nature conservation interest.

3. The site is located outside the Urban Area where the Local Plan Policies restrict development to recreational development or that which is essential to public or other essential services. The site is also located in an Urban Gap where the Policies prevent development that would diminish the visual and physical character of the Gap. The works proposed are within the visual envelope of an existing building and an established residential site. They will not, therefore, create an additional, individual development outside the Urban Area and although the views through the Urban Gap will be altered by the presence of the extensions and the garage, the overall visual character of the Gap will not be detrimentally diminished. The proposals are therefore acceptable in this context. In design terms the proposals are appropriate in the context of size, scale and massing of the existing building. The proportion of the rear extensions in terms of depth, width and the division of double and single storey sits comfortably in the context of the existing building. The set in of the extensions from the east and western edges of the original building and lower height of the roof over the two storey element also assist in preserving the dominance of the original form of the cottages on the site. The arrangement of openings is sympathetic to the original building and ensures an appropriate balance between preserving the character of the cottages and providing an appropriate internal environment for future occupants. The introduction of an eyebrow dormer on the western side of the two storey extension compliments the existing treatment of the roof in terms of openings. The increased height of the chimneys and installation of Fareham pots is considered appropriate in the context of the building and historically were quite common features on buildings of this type. This specific type of pot is controlled by condition to ensure it is appropriate to the local vernacular.

4. The lowering of the ground level to the south side of the dwellings will enhance the appearance of the cottages by improving views into the site and improve the usability of the space for future occupants. This enhances the viability of cottages for residential purposes and increases the likelihood of them being occupied and therefore maintained once the works are complete. This will also improve public visibility of the varying building styles and brick bonds evident on this elevation of the property thereby enhancing public awareness of this important Listed building in the Conservation Area.

5. It is accepted that the garage is significant in terms of size and scale, however, this is a large spacious plot which can accommodate a building of this size without it harming the special architectural or historic interest of the Listed building or its setting. The separation between the garage and no. 176, together with the set back of the garage, ensures that the cottages will retain their dominant presence in the streetscene with the garage being a subservient, later addition to the site. The character of a small grouping of buildings will be retained as identified when the area was originally designated as a Conservation Area. The setting of the Grade 1 Listed Church of St Mary located to the north side of the cottages will be preserved. The rear extensions and garage will reduce the separation distance between the cottages and the Church, however, both are sympathetic to the overall context of the Conservation Area and the spacious arrangement of buildings within it. The materials to be used in the construction of the rear extensions and garages are to be controlled by condition to ensure they are in keeping with, and appropriate to, the existing palette of materials visible in the Conservation Area. This ensures that the setting of the Listed Church which is an integral feature within the Conservation will not be harmed. The proposals therefore comply with Policies R/OS1, R/OS2, R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

6. The County Archaeologist identifies the importance of the site in respect of Archaeology and therefore a condition has been included to ensure that any finds of significance and interest are recorded and preserved. The proposals therefore accord with Policy R/BH8 of the Gosport Borough Local Plan Review.

7. The Highway Engineer considers the access to be safe in highway terms subject to the drop kerb being constructed by the Highway Authority. There is a satisfactory level of car parking on the site to serve the properties together with turning space which is conditioned to be retained to allow

movement onto the highway in a forwards gear. There is space within the site to accommodate visitor car parking in the shared parking court to the south west side of the building where approximately four cars could park at any one time along with two spaces in the garage. Limited overspill car parking could also be accommodated on the surrounding highway without impacting detrimentally on highway safety or residential amenity. The proposal therefore complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

8. A detailed Ecological report accompanies the planning application which includes a mitigation strategy to translocate slow worms from the site. To ensure the preservation of this protected species a condition has been included to require this mitigation strategy to be adhered to. Although there is currently no evidence, it is possible that the site could host Badgers and breeding birds, both of which are protected. Should it become evident that they are present during works on site, to ensure these species are appropriately dealt with, an informative will be added in accordance with the suggested wording of the County Council Ecologist. The proposal therefore accords with Policy R/OS13 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reason(s) for granting permission:

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposals are acceptable in terms of design, the impact on the Listed Building having special regard to the desirability of preserving the building, its setting and features of special architectural or historic interest, will preserve the character and appearance of the Rowner Conservation Area and will ensure features of archaeological interest are preserved. The proposals are acceptable in highway safety and amenity terms, provide a satisfactory living environment for future occupants and will not impact detrimentally on protected species. The proposals therefore comply with Policies R/OS1, R/OS2, R/DP1, R/BH1, R/BH3, R/BH8, R/T11 and R/OS13 of the Gosport Borough Local Plan Review.

Subject to the following condition(s):-

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

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

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

A, B, C, D, E, F, G

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies R/DP1, R/BH1, R/BH3 and R/BH8 of the Gosport Borough Local Plan Review.

3. Before development is commenced, details including 1:20 scaled elevations and sections, together with samples of the materials to be used in the construction of the eyebrow dormer to the west side of the two storey rear extension, shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting, to preserve the appearance of the Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. Before development is commenced, details including 1:10 scaled elevations and sections, together with samples of the materials to be used in the construction of all new windows and doors shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting, to preserve the appearance of the Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

5. The chimney pots to be used shall be Fareham pots unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting, to preserve the appearance of the Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

6. Before development is commenced, the method of pointing shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved under this condition.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting, to preserve the appearance of the Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

7. The two and single storey rear extensions shall be constructed in accordance with the following details unless otherwise agreed, in writing, by the Local Planning Authority.

Mortar - Lime mortar to match existing

Brick Bond - Flemish Garden Wall

Brick lintels - Header course brick on end to match existing

Guttering - Marley type half round in black

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting, to preserve the appearance of the Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

8. Before development is commenced details and samples of the materials to be used in the construction of two and single storey rear extensions shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting, to preserve the appearance of the Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

9. Before development of the garage is commenced, details including 1:50 scaled elevations and sections, together with samples of the materials to be used in its construction shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development of the garage shall be carried out in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting, to preserve the appearance of the Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

10. Before works pursuant to the lowering of the ground level to the south side of the dwellings are commenced, details and samples of the picket fence to be erected along the southern boundary, the gravel to be used in the laying of the driveway and the materials to be used in the construction of the footpath, shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting, to preserve the appearance of the Conservation Area and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

11. Before development is commenced a full photographic record of the internal and external appearance of the cottages shall be submitted to and agreed, in writing, by the Local Planning Authority.

Reason - To ensure the historic and architectural character and appearance of the Listed Building and its setting are accurately recorded, to preserve features of archaeological and historic interest and to comply with Policies R/DP1, R/BH1, R/BH3 and R/BH8 of the Gosport Borough Local Plan Review.

12. Before the development is commenced, an archaeological monitoring and recording action (Watching Brief) shall be submitted to and agreed, in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed Watching Brief.

Reason - To preserve archaeological features of interest on the site and to comply with Policies R/BH1 and R/BH8 of the Gosport Borough Local Plan Review.

13. The area shown hatched green on Plan G shall be made available for the turning of cars before the development is brought into use. Those areas shall thereafter be retained at all times for those purposes.

Reason - To ensure a satisfactory level of turning space on the site in the interests of highway safety and residential amenity and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

14. The garage and area hatched red on the plan G shall be made available for the parking of cars before the development is brought into use. Those areas shall thereafter be retained at all times for those purposes.

Reason - To ensure a satisfactory level of car parking on the site in the interests of highway safety and residential amenity and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

15. Before development is commenced the reptile mitigation strategy set out in Section 3.0 of the 4Woods Reptile Survey report received on 09.09.11 shall be carried out in full with written confirmation of this submitted to the Local Planning Authority.

Reason - To ensure the protected species is preserved and to comply with Policy R/OS13 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K17912/1
APPLICANT: Mr Alan Stickland
DATE REGISTERED: 06.10.2011

LISTED BUILDING APPLICATION - ERECTION OF TWO & SINGLE STOREY REAR EXTENSIONS, INSTALLATION OF EYEBROW DORMER TO REAR, ERECTION OF DETACHED DOUBLE GARAGE TO WEST SIDE, INCREASE HEIGHT OF 2NO. CHIMNEY STACKS, LOWERING OF GROUND LEVEL TO SOUTH SIDE OF DWELLINGS, INTERNAL ALTERATIONS, NEW AND REPLACEMENT WINDOWS AND RE-THATCHING OF ROOF (CONSERVATION AREA) (as amended by plan received 06.10.11)
176-178 Rowner Lane Gosport Hampshire PO13 9SU

The Site and the proposal

The application site is on the north side of Rowner Lane opposite the junction with Grange Lane. There is a bowling pavilion across the road south east of the site and an area of open grassland to the south west. Both are protected Open Spaces. The properties are within the Rowner Conservation Area which was designated in 1988. To the north of the cottages is the Grade I Listed Church of St Mary, the grounds to which surround the north, east and west sides of the application site. The Church has a medieval interior of nave and chancel, with a north aisle and chapel. The arcades, chancel arch and piscine survive. The north aisle has been widened to form a new nave in 1874 which produced a stone coursed rubble exterior. There are several good wall tablets and one Jacobean tomb within the Church. There has been a very large extension to the west end which forms a new church with a bell. The graveyard contains a number of historic gravestones set in mature grounds. The oldest part of the church nestles in these mature grounds and is located approximately 42 metres from the rear of the cottages, beyond their long rear garden. The modern church buildings dominate the setting of the older church and are located beyond trees and shrubs to the north west of the cottages. The Lych Gate to the church is situated outside the north east corner of the application site and there is an electricity sub station to the west side of this. Access to the Lych Gate is lined with mature trees.

Nos. 176 and 178 Rowner Lane are a pair of semi-detached, Grade II Listed cottages dating approximately from the 17th Century. The Listing reads:

'C17, C18. Single block, No 176 having a lower eaves and some exposed timber framing; No 178 is wider. Two-storeys (including dormers at front and back). Brick walling, generally red in Flemish bond. Casements. Main feature is a thatched roof with eye-brow dormers at front and rear'.

This list description only identifies the basic external features but on closer inspection the cottages retain a number of details of interest. There is evidence, for example, of a much earlier structure within no. 176 in the form of a complete box bay to a timber framed building including two substantial roof trusses which stylistically suggest a date of the 15th or 16th Century. The internal evidence within this building seems to imply that a floor was inserted in the early 17th Century, and a chimney breast subsequently added prior to a long series of additions and alterations to both cottages during the 19th and 20th centuries. Other key features include an Inglenook fireplace and bread oven within No 176. Some original oak floor boards survive within No 176 and internal wattle and daub panels.

No. 176 has a lower eaves height and some exposed timber framing. No. 178 is a wider property with the eaves set higher. Both properties are two storey and both have dormer windows to the front (south) and rear (north). There is a thatched roof over both properties which is currently covered in places by a tarpaulin to protect it from the weather. The special architectural interest of the building is the timber framing (one of no more than a dozen in the Borough), thatch (one of only a handful of such buildings in Gosport), its age, which makes it amongst the Borough's oldest buildings, and its prominent location close to the Grade I Listed church. Listings are considered using national

criteria, not purely its local interest, and both the timber framing, and thatch would have added to its selection for designation. This designation pre-dates the designation of the Conservation Area.

There is a large garden area around the north and west sides of the properties with a timber fence along the north and east boundaries to between 1.6m and 1.8m in height. The western boundary is made up of planting and trees to a maximum height of 3.5m. The southern boundary with Rowner Lane consists of a mix of fencing to approximately 1m high and planting. Access to no. 176 is via a personal door in the west side and correspondingly access to no. 178 is via a personal door in the east side. There is a run down timber outbuilding attached to the rear of no. 178.

Officers have worked closely with the owner to ensure that the cottages have been protected and a recent internal inspection has satisfied officers that the building is currently appropriately watertight, weatherproof and secure for the winter period. While the cottages remain vacant they remain at risk and the best use for a Listed building is to ensure an active viable use. The stylistic evidence for the cottages clearly indicates that they were built for residential use and have remained in that use for hundreds of years.

This application proposes extensions and alterations to bring the properties back into a habitable condition. Two and single storey extensions are proposed to the rear of both properties. A central two storey section would extend to a depth of 4m constructed in a red multistock brick under a thatched roof to match the existing. This would then drop in height to either side to provide 3.5m deep single storey rear extensions to both properties under flat roofs. It is proposed to provide an eyebrow dormer to the west side of the two storey extension. It is proposed, at this stage, to replace all windows as the structural soundness of each individual casement will not be known until works are underway. Where windows can be retained and repaired in situ they will be. It is proposed to re-thatch the roof to a profile to match the existing with thatch to match the existing. A new window is to be installed in the west elevation at ground floor level and two new windows are to be formed at ground floor on the north elevation. It is also proposed to increase the height of both chimneys and install Fareham pots to both and lower the ground level to the front of the properties to provide a useable garden space.

Internally three timber rafters in the roof will be replaced to match the existing. Other internal works consist of taking up the existing floors in no. 178, undertaking repairs to the foundations, and replacing the floors with new concrete floors to the same level as the existing. A wall between the existing lounge and kitchen is to be removed to accommodate a more suitable living space and an RSJ will be installed for support. A window at ground floor level in the existing store will be blocked up to accommodate the proposed extensions. In no. 176 an existing, modern partition between the kitchen and the lounge will be removed to open up the lounge. An existing wall and doorway between the hallway and store will be removed with a new partition wall being inserted to form a ground floor WC. The Inglenook fireplace and bread oven will be retained in situ. At first floor level a new stud partition will be installed to create a bathroom and a new opening will be formed in the existing rear elevation to provide access to a third bedroom to be located in the two storey rear extension.

The application also proposes to erect a detached double garage to the west side of the properties. The garage would be approximately 2.5m to its eaves and approximately 4.5m high in total. This would be oak framed with horizontal oak cladding to three sides and timber doors to the south side with a tiled, pitched roof over. The garage would be shared between the two properties. Access would be from south side of the plot.

The application is accompanied by a Design and Access and Heritage Statement, a Desk Based Archaeological assessment and a Structural report. Since the application was originally submitted an amended plan has been submitted to clarify the application site boundary.

Relevant Planning History

K4907/8 - Removal of Lime tree (Conservation Area) - Raise No Objection 04.10.10

K17912 - Erection of two and single storey rear extensions, installation of eyebrow dormers to rear, erection of detached double garage to west side, increase height of 2 no. chimney stacks and lowering of ground level to south side of dwellings (Listed Building in Conservation Area) - Pending

Relevant Policies

Planning Policy Statement 5 (PPS5): Planning for the Historic Environment

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/BH3

Development Affecting Listed Buildings

Consultations

The Gosport Society

No objection.

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16 letters of objection

Issues raised:

- question over the sale price of Haslar hospital
- the consultation period should be amended to reflect public meetings
- the Council should have arranged a public meeting to discuss the restoration
- the consultation has not been wide enough
- there should be national consultation
- the application should be determined by the Regulatory Board
- the application should be determined by the Secretary of State
- the owners of the land to the east will not grant access over the land to allow access through the door serving no. 178
- the application site boundary is incorrect
- the site is not being appropriately maintained and is the subject of vandalism
- if planning permission is granted there should be a time limit for works to be begun and completed
- if the works are not done with the required time frame the Council should do the works and recover the cost from the site owner
- it is a disgrace that the cottages have been allowed to fall into disrepair
- the Council should maintain the cottages in accordance with the covenants of the sale
- the Council was not legally allowed to sell the cottages
- the land on which the cottages stand is a public open space
- the use of an out of date picture which show the cottages in perfect condition is inappropriate
- the Council should have served a Listed Building Enforcement Notice or Compulsory purchased the cottages
- the properties have the appearance of being abandoned
- there is no evidence the applicants have the funds to complete the restoration works
- the applicants have not previously mentioned the extent of their proposed works
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- the area is a Conservation Area and the area and its character should be preserved
- no reference to the Conservation Area appraisal or the Action Plan is made in the application
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- there is no parking provision for no. 178
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- the cottages are an important part of the areas heritage
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- the extension blends in to the existing appearance of the cottages
- the properties should be re-thatched
- car parking in this area is not an issue
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- some work has already taken place in respect of clearing up the site
- wish the owners every success

Principal Issues

1. The sale of the Haslar hospital site is not relevant to the determination of this Listed Building application. The application has been advertised in accordance with the Council's publicity procedure. Although the government encourages applicant's to undertake consultation with local residents prior to the submission of an application for Listed Building Consent, this is not a legislative requirement. The application is to be determined by the Regulatory Board and has not been called in by the Secretary of State. Access rights over land are a private legal matter. Amended plans have been received to clarify the application site boundary. The Council's Conservation and Design team have been working with the site owner and the Crime Prevention Officer to ensure it is maintained to an appropriate standard pending the outcome of this application. Works on site will be monitored to ensure the building does not fall into disrepair during any construction, alteration or repair works. This application seeks to restore the cottages. Legal matters relating to the sale and maintenance of the cottages is not a material planning consideration. The use of a Listed Building Enforcement Notice or a Compulsory Purchase Notice was not considered appropriate pending the outcome of this application. There is no requirement for the applicant to demonstrate that they have the appropriate funding in place to complete the works. The land on which the cottages stand is not designated as protected Open Space under the Saved Policies of the Gosport Borough Local Plan Review. The use of an out of date picture does not affect the consideration and determination of this planning application. The works the subject of this application would restore the cottages and the internal works proposed are detailed in this Listed Building Application. There is no requirement to refer to the Conservation Area appraisal or Action Plan in the submission of the Listed Building Application as the application assesses the impacts on the Listed Building. The considerations of the application in respect of the Listing are set out below. The correct reference to the properties in terms of name does not materially affect the determination of this application and the application has been advertised as 176 and 178 Rowner Lane. The case officer's site visit correctly establishes the boundary treatments at the site and high hedge concerns can be dealt with under separate legislation.

2. The issue to be considered in determining this application for Listed Building consent is the impact on the Listed Building having special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses. In design terms, the proposals are appropriate in the context of size, scale and massing of the existing building. The proportion of the rear extensions in terms of depth, width and the division of double and single storey sits comfortably in the context of the existing building. The set in of the extensions from the east and western edges of the original building and lower height of the roof over the two storey element also assist in preserving the dominance of the original form of the cottages on the site and the two storey extension will assist in ensuring the original two storey character of the cottages is retained. The arrangement of openings is sympathetic to the original building and ensures an appropriate balance between preserving the character of the cottages and providing an appropriate internal environment for future occupants. The introduction of an eyebrow dormer on the western side of the two storey extension complements the existing treatment of the roof in terms

of openings and reflects the special features of the building as identified in the original listing. The arrangement and size of new window openings is sympathetic to the existing appearance of the building. The increased height of the chimneys and installation of Fareham pots is considered appropriate in the context of the building and historically were quite common features on buildings of this type. This specific type of pot is controlled by condition to ensure it is appropriate to the local vernacular. The re-thatching of the roof is appropriate to ensure the building is properly maintained and the thatch will match the existing which was also mentioned in the original listing as a special feature.

3. The lowering of the ground level to the south side of the dwellings will enhance the appearance of the cottages by improving views into the site and improve the usability of the space for future occupants. This enhances the viability of cottages for residential purposes and increases the likelihood of them being occupied and therefore maintained once the works are complete. This will also improve public visibility of the varying building styles and brick bonds evident on this elevation of the property thereby enhancing public awareness of this important Listed building and its setting. The historic features of the Listed Building will not be harmfully impacted as a result of this alteration.

4. It is accepted that the garage is significant in terms of size and scale, however, this is a large spacious plot which can accommodate a building of this size without it harming the special architectural or historic interest of the Listed building or its setting. The separation between the garage and no. 176, together with the set back of the garage, ensures that the cottages will retain their dominant presence in the streetscene with the garage being a subservient, later addition to the site. The materials proposed ensure that the building is also in character with the cottages and appropriate to its broader context. The proposals therefore comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

5. Internally the works are appropriate to allow the building to function as residential units. None of the works proposed will detrimentally alter the historic character or fabric of the building as they are sympathetic to its historic format whilst accommodating its evolving layout. Although no internal features were identified in the original listing, the present layout and internal appearance will be recorded by condition. All of the works will be carefully controlled by conditions relating to the structural repairs and materials to be used. This will ensure the historic and architectural importance of the building is preserved. The Inglenook and bread oven are to be retained. Any future works to these features would require a separate application for Listed Building Consent before they could take place. The proposals therefore comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Listed Building Consent

Reason(s) for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed alterations are acceptable and will not detrimentally impact on the Listed Building having special regard to the desirability of preserving the building, its setting and features of special architectural or historic interest. As such, the development complies with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

Subject to the following condition(s):-

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:

A, B, C, D, E, F, G

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies R/DP1, and R/BH3 of the Gosport Borough Local Plan Review.

3. Before development is commenced, details including 1:20 scaled elevations and sections, together with samples of the materials to be used in the construction of the eyebrow dormer to the west side of the two storey rear extension, shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

4. Before development is commenced, details including 1:10 scaled elevations and sections, together with samples of the materials to be used in the construction of all new windows and doors shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

5. The chimney pots to be used shall be Fareham pots unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

6. Before development is commenced, the method of pointing shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the details approved under this condition.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

7. The two and single storey rear extensions shall be constructed in accordance with the following details unless otherwise agreed, in writing, by the Local Planning Authority.

Mortar - Lime mortar to match existing

Brick Bond - Flemish Garden Wall

Brick lintels - Header course brick on end to match existing

Guttering - Marley type half round in black

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

8. Before development is commenced details and samples of the materials to be used in the construction of two and single storey rear extensions shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

9. Before development of the garage is commenced, details including 1:50 scaled elevations and sections, together with samples of the materials to be used in its construction shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development of the garage shall be carried out in accordance with the approved plans.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

10. Before works pursuant to the lowering of the ground level to the south side of the dwellings are commenced, details and samples of the picket fence to be erected along the southern boundary, the gravel to be used in the laying of the driveway and the materials to be used in the construction of the footpath, shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

11. Before development is commenced a full photographic record of the internal and external appearance of the cottages shall be submitted to and agreed, in writing, by the Local Planning Authority.

Reason - To ensure the historic and architectural character and appearance of the Listed Building and its setting are accurately recorded and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

12. Before development is commenced, details including a schedule and phasing of all internal and external structural works and repairs including foundations and underpinning shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the works and repairs shall be completed in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

13. The roof shall be re-thatched in thatch to match the existing unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

14. Before development is commenced details of the method of ventilation and extraction to the kitchens and bathrooms shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.

Reason - To preserve the historic and architectural character and appearance of the Listed Building and its setting and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K17874/2
APPLICANT: Mr Darren Bowers
DATE REGISTERED: 15.08.2011

ERECTION OF TWO-STOREY BUILDING TO FORM 4NO.TWO BEDROOM FLATS WITH ASSOCIATED GARAGING, CAR PARKING, REFUSE AND CYCLE STORAGE FOLLOWING DEMOLITION OF EXISTING SQUASH COURT AND GARAGES (CONSERVATION AREA)

Land To Rear Of 84 Priory Road Gosport Hampshire PO12 4LG

The Site and the proposal

The application site is located on the southern side of Priory Road, within Hardway Conservation Area and is also located within 500 metres of the Portsmouth Harbour SPA, Ramsar site and SSSI. The site forms part of the former garden of number 84 Priory Road. It extends along the side and rear boundaries of number 86 Priory Road and along the rear garden boundaries of 40-50 St. Thomas's Road, although all but number 40 are separated from the site by a private footpath. It shares a boundary to the east with number 82 Priory Road, and to the south east corner onto the gardens of the properties in Chapel Street. There is an existing flat roofed building in the southwest corner of the site, which was formerly a squash court accessed from Priory Road via a tarmac drive. This is a substantial single storey building, being 6.2 metres high and having a footprint of 94 square metres. A single storey block of 4 garages is located towards the southeast corner running along the rear boundaries of the St Thomas's Road properties. The building is of prefabricated construction and is 2.6 metres high and has a footprint of 52 square metres. The remainder of the land consists predominantly of hard surfacing and has an unkempt appearance, with a mix of fencing and trees to the boundaries.

The site is surrounded by two-storey buildings, forming part of a larger residential block, including properties in Priory Road, St Thomas's Road and Chapel Street and these follow a traditional street pattern. The Hardway Conservation Area largely extends to the north and east of the site, but does extend southward, although it excludes the properties in St Thomas's Road on the application site's southern boundary. The Conservation Area consists of a mix of property types and a varied street pattern. Number 84 is a semi-detached property sited 16 metres back from the highway and to the west of the existing access road. The side elevation of 84 contains two first floor windows, one of which is obscure glazed. The property has a recently added conservatory/orangery to the rear, with its rear garden enclosed by a 1.8 metre high fence. On the northern boundary (adjacent to Priory Road) is a brick wall which is curved at the access point. Number 82 Priory Road is attached to 84 and its rear garden extends the full extent of the application site. Number 86 is a two-storey detached property with an open yard to its eastern boundary. A hipped roof bungalow (78a Priory Road) has been constructed to the rear of numbers 78 and 80 Priory Road. The properties to the east in Chapel Street and to the south in St Thomas's Road are principally two-storey terraced and semi-detached dwellings with one and two storey rear additions/projecting elements. There are parking restrictions on both sides of Priory Road in the vicinity of the application site.

The proposal is to demolish the garages and former squash courts, previously granted Conservation Area Consent, and erect a two-storey detached building to form 4 flats. The building would be two-storeys high. It would have dual pitched roofs with a flat element linking the two roofs creating a recessed glazed element to the front elevation. The external materials would be timber style boarding, with a brick plinth and slate roof tiles. No windows are proposed at first floor level in the side elevations, however, 5 roof lights are proposed on each side elevation. At first floor level Juliet balconies are proposed on the rear elevation (south), with windows on the front. The flats within the building would be laid out in a similar manner with the bedrooms to the front and living/kitchen areas to the rear.

An area of communal amenity space would be provided to the south side of the flats. The existing access onto Priory Road would be retained to service the existing and proposed properties. 6 car

parking spaces are to be provided; with 3 alongside the access road and 3 between the rear boundary of number 84 and the new building. A single communal refuse and cycle store is shown to the front of the flats and adjacent to the rear boundary of number 84.

Relevant Planning History

K6840/1 - Block of 4No. garages - Permitted 20.11.70
 K6840/3 - O/L - Squash court in rear garden - Permitted 25.07.78
 K6840/3D - Squash court - Permitted 05.09.78
 K12110/1 - Conversion of existing dwellings into 6 no. Two bed and 2 no. One bed flats and erection of 4 no. Three bed terraced dwellings and 2 no. Four bed detached dwellings (Conservation Area) - Refused 14.02.08
 K6840/6 - Felling of 11no. Conifer trees (Conservation Area) - Raise no objection 18.02.10
 K17874/1 - Demolition of existing squash court and garage building - Permitted 14.12.10
 K17874 - Erection of two-storey building to form 3no. two bedroom flats with associated garaging, car parking, refuse and cycle storage following demolition of existing squash court and garages (Conservation Area) - Withdrawn 22.12.10
 K6840/7 - Felling of 2no groups of bay trees (Conservation Area) - Raise no objection 22.06.11

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/DP3
 Provision of Infrastructure, Services and Facilities
 R/BH1
 Development in Conservation Areas
 R/H4
 Housing Densities
 R/OS8
 Recreational Space for New Residential Developments
 R/OS13
 Protection of Habitats Supporting Protected Species
 R/T4
 Off-site Transport Infrastructure
 R/T11
 Access and Parking

Consultations

The Gosport Society	No objection.
Defence Estates	No objection.
Building Control	The proposed building would slightly exceed the 45 metre Fire Brigade travel distance.
Local Highway Authority	No objection. The number of car parking spaces proposed are sufficient. A financial contribution towards transport infrastructure should be sought. Long stay cycle storage is acceptable, however, short stay spaces should also be sought. Conditions in respect of the turning area and cycle and parking provision should be imposed on any permission.

Streetscene (Waste & Cleansing)

Adequate storage is indicated to accommodate required provision. Collection would be from Priory Road frontage.

HCC Ecology

The report is considered to accurately describe the ecological status of the site. Suitable measures have been recommended within the report to prevent or mitigate any impacts on those species. Provided all of the proposed mitigations measures are adhered to, there should be no significant impacts.

Response to Public Advertisement

4 letters of objection

Issues raised:-

- overdevelopment
- trees removed prior to planning being agreed
- loss of privacy
- development works will result in congestion
- noise and pollution
- policy restricted previous development to single storey
- single detached house would be more appropriate
- appearance is inappropriate for the area
- applicant has driven off wildlife in the last 3 years
- pathway through to St Thomas's Road has been blocked up
- Gosport has too many houses which cannot be adequately supported
- loss of garden
- letters of support are not from directly affected properties
- site notice was removed.

14 letters of support

Issues raised:-

- would result in an environmental improvement of this neglected land
- it is not much larger than the original squash court
- there are too many empty and derelict properties in Priory Road this would be beneficial

Principal Issues

1. In granting Conservation Area Consent for their demolition, it has been accepted that the existing garages and squash court building have no special architectural merit, nor do they contribute positively to the character and appearance of the Conservation Area. With regard to the issues relating to works being undertaken prior to the application submitted, these do not require planning permission and no evidence of protected species being present on the site has been provided. Should any such matters be apparent they should be reported to the police to investigate. The pathway adjacent to the St Thomas's Road properties falls outside of the application site and any issues relating to it are a private legal matter. Therefore the main issues in this case are whether the proposed development would be an appropriate use, be detrimental to the visual amenities of the locality, be an acceptable design solution in this location preserving, or enhancing the character and appearance of the Hardway Conservation Area, have a detrimental impact on the amenities of occupiers of adjoining properties, make adequate provision for car parking or impact unacceptability on protected species.

2. Within PPS3 the key objective is that Local Planning Authorities continue to make effective use of land by re-using that which has previously been developed. In revising PPS3 in 2010, the definition of 'Previously Developed Land' (PDL) was amended to remove the inclusion of private

residential gardens; however, neither PPS3 nor the Policies within the Gosport Borough Local Plan Review require all development to be on PDL. The key tests remain as to whether the proposal complies with national and local policy, the overall aim of which is to prevent harmful development in inappropriate locations.

3. The site is located within the Urban Area Boundary and within a predominantly residential area where further residential development may be acceptable. The proposal would result in a density of approximately 50 dwellings per hectare which is at the high end of the range of 30 to 50 dwellings set out within Policy R/H4 of the Gosport Borough Local Plan Review. The character of the area consists of a mix of houses, varying in designs, ages, plot sizes and the size of rear gardens. In this case, the existence of the squash court, being a substantial structure, and the bungalow at number 78a Priory Road built within a rear garden location, have established a variation in the general character and the sub-division of the plot is not considered unacceptable in principle. Whilst the principle of development on this site may therefore be acceptable any proposals must be of an appropriate scale, layout and design, in line with Local Plan Policy and National Guidance contained within PPS1 and PPS3.

4. The character of the Hardway Conservation Area is mixed and includes other examples of development to the rear of the street frontage, notably 112 Priory Road, however, that property is in a part of the Conservation Area where the street pattern is significantly different to the application site. Having regard to the varied nature of the Conservation Area, the proposed design and the proposed demolition of the unsightly garage block and squash court, the development, as proposed, would preserve the character and appearance of the Hardway Conservation Area.

5. The proposal has been assessed in the context of the existing buildings on the site and whilst the existing squash court is large for a garden building, its footprint and massing are substantially less than the building proposed. The only other rear garden development within this block is the bungalow at 78a Priory Road. Being a single storey building, its overall scale and massing results in a more subservient structure, more akin to a large garage or other outbuilding, that would not be unusual within a rear garden. Whilst the general design and materials proposed are considered appropriate, the proposed building being 13 metres wide across its frontage and two-storeys high would result in an excessively large building of significant mass to the rear of, and visible from the established street frontage and adjacent residential properties. Having regard to the character of this particular residential block, within which this site is located, the introduction of a building of this scale, massing and siting would result in an incongruous form of development, which would be out of keeping with the established pattern of development and detrimental to the visual amenities of the area, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review and the guidance within Planning Policy Statement 3.

6. The existing squash court, by reason of its location, close to the boundary with the properties within St Thomas's Road, and height, does have an impact on the occupiers of these neighbouring properties. Due to it being located to the north and not containing any windows, this impact is largely restricted to outlook. Its demolition would therefore provide an improved outlook for these properties, in particular numbers 48, 50 and 50a St Thomas's Road, being those with the closest rear boundaries. The scale and mass of the proposed building and its siting within close proximity to the boundaries with numbers 82, 84 and 86 Priory Road, would however, result in an overly dominant building adjacent to their rear gardens where a building of that scale would not normally be expected. The resultant building would be overbearing and dominate the outlook from the properties and gardens to the detriment of their use and contrary to Policy R/DP1 of the Gosport Borough Local Plan.

7. The proposed building would introduce clear glazed windows/Juliet balconies on the first floors of the north and south elevations. Whilst this would introduce an opportunity for intervisibility between the proposed flats and existing properties, in view of the separation distance between buildings, of a minimum of 19 metres to existing single storey elements and 21 metres between two-storey elements, the proposals would not result in harmful loss of privacy. The siting of the building would provide separation of 19 metres between the side of the proposed building and the rear of the properties within Chapel Street. Due to the orientation, separation distances and proposed layout,

the proposal would not have a detrimental impact in terms of loss of light to occupiers of any neighbouring properties.

8. The proposals provide adequate pedestrian and vehicle access via the shared driveway and there is sufficient space for manoeuvring of vehicles on site to enable them to leave in a forward gear. The Residential Parking Supplementary Advice Note on Policy R/T11 indicates that within the Hardway Ward the average car ownership is 1.22, with 32% of properties having 2 vehicles. The level of parking proposed would equate to 1.5 spaces per property and, having regard to the guidance, this level is considered to be appropriate. The level of hard surfacing and parking would be reduced compared to the former use of the site and overall the vehicle movements along the driveway would not be detrimental in terms of noise, pollution, disturbance or highway safety. The proposed cycle parking and refuse storage and collection would be sufficient for the proposed flats. The proposal would therefore be in accordance with Policy R/DP1 and R/T11 in this respect.

9. Issues have been raised in the representations in respect of the use of the site by wildlife and the fact that works undertaken by the applicant on the site, to date, have possibly resulted in the displacement of a variety of species. An ecological survey has been submitted with the application and concludes that the proposals would not have an impact on badgers, reptiles, birds, or noteworthy vegetation and flora and, subject to a condition relating to the recommendations within the report being implemented, to include the timing of works to trees and vegetation, and monitoring for any bat activity when works are being undertaken, there would be no significant impacts on ecological interests in compliance with Policy R/OS13 of the Gosport Borough Local Plan Review.

10. With regard to other issues raised in the representations, the trees removed prior to the application being submitted were not considered worthy of Tree Preservation Orders by the Local Planning Authority under application references K.6480/6 and K.6840/7 and therefore it was not possible to require their retention. A condition would be imposed on any acceptable scheme to ensure replacement landscaping provides an appropriate setting for any new building.

11. The applicant has not confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/ or improvement of outdoor playing space and/or transport and highway improvements, in accordance with Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review. In the absence of this obligation the proposal is unacceptable.

12. Comments have been made regarding the publicity given to the proposal. The application was advertised by way of press and site notices dated 23.08.11 and individual letters were sent to those properties adjoining the site in accordance with the Council's adopted procedure. A site notice was erected in Priory Road and, although it was removed, a replacement notice was subsequently erected.

13. Comments have been made regarding the publicity given to the proposal. The application was advertised by way of press and site notices dated 23.08.11 and individual letters were sent to those properties adjoining the site in accordance with the Council's adopted procedure. A site notice was erected in Priory Road and, although it was removed, a replacement notice was subsequently erected.

RECOMMENDATION: Refuse

For the following reason(s):-

1. The proposal would, having regard to its scale, massing and siting, result in an incongruous form of development which would be out of keeping with the established pattern of development and detrimental to the visual amenities of the area, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review and Planning Policy Statement 3.

2. The resultant building, by reason of its scale, massing and proximity to the neighbouring boundaries, would be overbearing and dominate the outlook from the adjacent residential properties and gardens to the detriment of their use, contrary to Policy R/DP1 of the Gosport Borough Local Plan.

3. The proposal does not make adequate provision for outdoor playing space or transport infrastructure improvements, or secure the payment of commuted sums in lieu of such provision, contrary to Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 05.
APPLICATION NUMBER: K17448/2
APPLICANT: Mr T & Mr C West
DATE REGISTERED: 09.02.2011

DETAILS PURSUANT TO K17448/1 - PROPOSED REDEVELOPMENT TO PROVIDE 3 NO. ONE BEDROOM FLATS WITH ACCESS FROM JAMAICA PLACE (CONSERVATION AREA) (as amended by plans received 12.10.11, 24.10.11 and additional information received 30.09.11)

Land Rear Of 21 & 23 Stoke Road Gosport Hampshire

The Site and the proposal

The application site is located on the southern side of Stoke Road towards its eastern end to the west of Joseph Street. It is within the Stoke Road Conservation Area and Stoke Road District Shopping Centre. The site is 9.2 metres wide and 15 metres deep and comprises a concrete surfaced yard. Access to the flats at 19a and 21a Stoke Road is through the application site. Both of these first floor flats are accessed from the surfaced yard.

The Stoke Road street frontage at ground floor level of 19, 21 and 23 are internally linked shops, with associated office and storage accommodation at first floor level, directly above 23 Stoke Road. The buildings facing onto Stoke Road and Joseph Street are of traditional two storey construction with pitched roofs. Numbers 2 and 3 Joseph Street are modern brick built two storey premises containing offices under pitched roofs. There are windows at first floor level on the northern part of the west elevation of this building. There is a layby where limited car parking is permitted for up to 1 hour between the hours of 8am and 6pm. The same parking restrictions apply to the southern side of Stoke Road in this area. There is a layby on the southern side of Jamaica Place opposite the application site with landscaping beyond and a two storey flat roofed flat development known as Chester Court. Stoke Road is on a bus route and located 120 metres to the west of the Gosport Town Centre Principal Shopping Centre.

This is a Reserved Matters application for access, appearance, landscaping, layout and scale following the grant of Outline Planning Permission for the erection of 3 no. one bedroom flats with access from Jamaica Place on 21.04.08. It is proposed to erect a two storey, brick building under a hipped, pitched roof. The building would be approximately 6.5m tall and 9.1m wide. It would be 10.5m deep in total, however, the first floor would be set back 2m from the north leaving a single storey projection within the courtyard. A single unit is proposed at ground floor level with access from the east side of the building under the covered walkway to the courtyard at the rear. Two units are proposed at first floor level with a separate access taken again from the east side of the building, but set further north within the open courtyard.

A single, covered parking space is proposed taking access from Jamaica Place. Long and short stay cycle parking for each of the flats would be provided on site along with a bin store and refuse collection point. Rear access to the properties fronting Stoke Road would be retained under a covered walkway to the east side of the site. No soft landscaping is proposed as part of this application, however, the courtyard to the rear will be hard landscaped.

Amended plans have been received which provide further detail on the elevations to show a contrasting brick soldier course over openings and a three string course feature above the arches set forwards 25mm from the main facade. It is proposed to use dark brown windows set into 100mm reveals with re-constituted stone cills. The archway to Jamaica Place has also been reduced in width. Amended plans have also been received to show clear glazing to the first floor bedroom windows in the north elevation. Additional information has also been received to clarify the types of materials and boundary treatments to be used on the site. It is proposed to use Hanson Atherstone red multi bricks with a Beaulieu buff feature brick, grey stonewold roof tiles and brown pvcu windows. The boundary treatments are to consist of the exterior wall of the existing building on the east side, the exterior wall of the bin and cycle stores, with bricks and tiles to match the main

building, to the north and the retention of the existing wall and fence to the west. The wall is to be repainted where it projects beyond the rear wall of the proposed building. Amended plans have also been received to show a bin store to serve no. 2 Joseph Street within the application site.

Relevant Planning History

K17448/1 - outline - proposed redevelopment to provide 3no. one bedroom flats with access from Jamaica Place (Conservation Area) - permitted 21.04.08

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/BH1
- Development in Conservation Areas
- R/H4
- Housing Densities
- R/S6
- Residential Development at Ground Floor within Defined Shopping Centres
- R/OS8
- Recreational Space for New Residential Developments
- R/T4
- Off-site Transport Infrastructure
- R/T11
- Access and Parking
- R/DP3
- Provision of Infrastructure, Services and Facilities
- R/ENV10
- Noise Pollution

Consultations

The Gosport Society	No response.
Building Control	No objection. Access for Fire Brigade satisfactory.
Local Highway Authority	No objection. Parking and cycle provision acceptable in this accessible location.
Streetscene (Waste & Cleansing)	No objection. Adequate storage space for bins shown, collection kerbside alternate weeks, Jamaica Place.

Response to Public Advertisement

3 letters of objection

Issues raised:

- the plans show the building being linked to no. 3 Joseph Street. This has not been agreed by the owner of this property
- part of the land which it is intended to build over does not belong to the applicant. This would result in maintenance issues
- lack of car parking
- risk of vehicular collision with pedestrians when leaving the site
- there is no space shown for the wheeled bins serving no. 2 Joseph Street. On this basis the owners will not relinquish their rights to park on the application site
- visual impact on neighbouring property

- proximity of development to 3 Joseph Street would impact the business operating here
- disruption during construction

Principal Issues

1. The separate consent of the owners of the adjoining land would need to be sought before any development could take place. Maintenance of the adjoining sites would also need to be agreed between the relevant land owners and is not a material planning consideration. The plans identify an area for the storage of bins serving no. 2 Joseph Street, however, this would need to be agreed by the land owner and is not a material planning consideration. Rights to car parking on the land are also a matter for the relevant land owners. The principle of 3 no. one bedroom flats has been approved in this location under the Outline Planning Permission K.17448/1. The only issues for consideration in this case are therefore whether the proposals preserve the Conservation Area, the acceptability of the reserved matters which include access, appearance, landscaping, layout and scale, the effect on neighbouring properties, residential amenity for future occupants, car parking and highway matters.

2. The scale, form and overall appearance of the building is consistent with existing buildings along this part of Jamaica Place. There is a consistent theme of two storey properties with pitched roofs which is appropriate to the historic buildings in this part of the Conservation Area. The siting of a two storey building here will provide enclosure to the streetscene thereby improving the public domain. The shallow pitched roof is also consistent with surrounding properties. The position of openings on the elevations provides a balanced appearance sympathetic to surrounding buildings and the applicant has responded to suggestions made by the Conservation and Design officer to improve the detail and articulation of the elevations. The proposed materials are considered acceptable and appropriate to the palette of materials in the surrounding area. No soft landscaping is proposed as part of this application which is consistent with other similar sites along Jamaica Place. The courtyard will be hard landscaped and it is appropriate to require details of the materials to be used to ensure a satisfactory level of amenity for future occupants. Details of the boundary treatments have been provided and are considered appropriate to the site. The cycle and bin stores will be screened from public view, however, their appearance is appropriate in scale to their intended use. The proposal is acceptable in design terms and will preserve the character and appearance of the Conservation Area and therefore complies with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

3. The premises fronting Joseph Street will experience a degree of disturbance during construction works on site. However, considering the existing level of activity in the area, together with the scale of the works proposed, it is not expected that any disturbance would be to a degree that would detrimentally affect these properties and any noise nuisance would be dealt with under Environmental Health legislation. The timing of construction works will be limited by condition. Access to the rear of the commercial unit at 19 - 23 Stoke Road would be retained through the site resulting in no harmful impact to the operation of this property. Similarly, access to the residential units at 19a and 21a Stoke Road would be retained and improved as it would be covered. The back to back separation distance between these properties and those proposed would be 7.7m at ground floor level increasing at first floor level with the step in the proposed building. There are no habitable rooms on the south side of these neighbouring properties. Although the windows the north elevation of the proposed flats are to be clear glazed, taking into consideration the separation arrangements, and the use of the corresponding rooms it is not considered that there will be a significant detrimental impact on either the occupiers of the current building or the future occupants of the proposed. It is accepted that the proposed building will be located south of the application property, however, no primary living accommodation will be overshadowed and the separation distance ensures the proposals will not be overbearing. This is a common arrangement for residential properties along this part of Jamaica Place. The creation of a courtyard to the rear of nos. 19a and 21a Stoke Road will improve the sense of privacy for these properties and create a sense of ownership which will improve the residential amenity for their occupiers. The proposal is therefore acceptable in relation to the level of residential amenity of existing and prospective occupiers and complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. Each property will have a secure cycle and bin store, to the required standard, located in a shared area easily accessible from each flat. Whilst only a single car parking space is provided, the site is located in very close proximity to the District and Town Centres and is therefore well served in terms of amenities. There are regular buses running along Stoke Road providing access to other areas of the Borough. Although there is no on-site amenity space there are protected Open Spaces in close proximity which are accessible on foot. A commuted sum in lieu of on site open space was secured under the Outline consent. A degree of noise associated with activity in the District Centre will be experienced within and around the proposed flats, however, this would be for potential occupants to consider. On balance, it is considered the proposal complies with R/DP1 of the Gosport Borough Local Plan Review.

5. As stated above, a single car parking space will be provided on site. The accessibility of the site means this is an acceptable provision as the site is well served by buses and a range of amenities are available close by. The accessibility of this location also means there is no requirement for car parking on the application site to serve no. 2 Joseph Street. Jamaica Place is long and straight along this section and it is therefore considered that a vehicle could access and egress the parking space without harmfully interrupting the free flow of traffic or passing pedestrians. There are numerous other vehicular access points along this section of Jamaica Place which this proposal is consistent with. Cycle parking will be provided in accordance with the required standards. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reason(s) for granting permission:

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Reserved Matters, which include access, appearance, landscaping, layout and scale are acceptable. The proposal is appropriate in design terms and will preserve the character and appearance of the Stoke Road Conservation Area. There will be no harm to the amenity of the neighbouring properties and the amenities of future occupants will be appropriate in this location. A satisfactory level of car parking will be provided in this sustainable location and bin and cycle stores will be provided to the required standards. As such, the proposal complies with Policies R/DP1, R/BH1, R/S6, R/H4, R/OS8, R/T11 and R/DP3 of the Gosport Borough Local Plan Review.

Subject to the following condition(s):-

1. Before development above slab level commences, details of all hardsurfacing materials shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - To ensure a satisfactory appearance to the development and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

2. The development hereby permitted shall not be brought into use until the area shown on the approved plan for the parking of a vehicle for the proposed residential units shall have been made available, surfaced, and marked out, and this area shall be retained for that purpose at all times.

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

3. The approved facilities for the storage of cycles and bins for the proposed residential units shall be provided before the development is first brought into use and thereafter retained at all times for that purpose.

Reason - In order to ensure that adequate cycle and bin storage is provided in compliance with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

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

01, 02B, 03B

and details submitted on 30.09.11 and 12.10.11 relating to boundary treatments and materials.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

5. No construction works shall take place between the hours of 1700 and 0900 hours, Monday to Saturday and at no time on Sunday's.

Reason - To preserve the amenity to the neighbouring properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

6. The development hereby approved shall be carried out in accordance with the details submitted on 30.09.11 and 12.10.11 relating to materials and boundary treatments.

Reason - To ensure a satisfactory appearance to the development and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.