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30 November 2015

S U M M O N S

MEETING: Regulatory Board
DATE: 8 December 2015
TIME: 6.00 pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Vicki Stone

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

The Mayor (Councillor Farr) (ex-officio)
Chairman of the Policy and Organisation Board (Councillor Hook) (ex-officio)

Councillor Mrs Hook (Chairman)
Councillor Jessop (Vice Chairman)

Councillor Allen	Councillor Hicks
Councillor Bateman	Councillor Hazel
Councillor Carter	Councillor Langdon
Councillor Dickson	Councillor Mrs Wright
Councillor Ms Diffey	Councillor Wright

INFORMATION FOR MEMBERS OF THE PUBLIC

(To be read by the Chairman if members of the public are present)

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Please note that mobile phones should be switched off or on silent for the duration of the meeting.

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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).

AGENDA

1. APOLOGIES FOR NON-ATTENDANCE
2. DECLARATIONS OF INTEREST

All Members are reminded to disclose, at this point in the meeting or as soon as possible thereafter, any disclosable pecuniary interest or personal interest in any item(s) being considered at this meeting.

3. MINUTES OF THE MEETING OF THE REGULATORY BOARD HELD ON 27 OCTOBER 2015
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, 4th December 2015. 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, 4th December 2015).
6. REPORTS OF THE BOROUGH SOLICITOR AND DEPUTY CHIEF EXECUTIVE
Schedule of planning applications with recommendations. (grey sheets – pages 1-70/1)
7. ANY OTHER ITEMS
Which the Chairman determines should be considered, by reason of special circumstances, as a matter of urgency.

PART II
Contact Officer:
Debbie Gore
Ext: 5455

**A MEETING OF THE REGULATORY BOARD
WAS HELD ON 27 October 2015 AT 6PM**

The Mayor (Councillor Farr) (ex-officio); Councillors Allen (P), Bateman (P), Carter (P), Dickson (P), Ms Diffey, Hicks (P), Hazel, Mrs Hook (P), Jessop (P), Langdon (P), Mrs Wright (P) and Wright (P)

47. APOLOGIES

An apology for inability to attend the meeting was received by Cllr Ms Diffey.

48. DECLARATIONS OF INTEREST

There were none.

49. MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 15th September 2015, be approved and signed by the Chairman as a true and correct record.

50. DEPUTATIONS

Deputations had been received on the following items:

- Item 1 of the grey pages - 14/00576/FULL – 116-118 Priory Road, Gosport
- Item 2 of the grey pages - 15/00164/FULL – 32 York Crescent, Lee-on-the-Solent
Members were advised that the applicant was unable to attend the meeting but had requested that a statement be read out to the Board when the application was being considered.
- Item 3 of the grey pages - 14/00590/FULL – 35 High Street, Gosport
The Chairman asked the Board, under Standing Order 6.3.6, to consider receiving the deputation despite notice under Standing Order 3.5.1 not being given. The Board agreed to receive the deputation notwithstanding the notice under Standing Order 3.5.1 had not been given.
- Item 4 15/00402/FULL – 43 Western Way, Gosport

51. PUBLIC QUESTIONS

There were no public questions.

PART II

52. REPORTS OF THE BOROUGH SOLICITOR AND DEPUTY CHIEF EXECUTIVE

The Borough Solicitor and Deputy Chief Executive submitted a report on applications received for planning consent setting out the recommendation.

RESOLVED: That a decision be taken on each application for planning consent as detailed below:

**53. 14/00576/FULL - DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT THREE STOREY BUILDING COMPRISING 6NO. ONE BEDROOMED FLATS WITH ASSOCIATED PARKING AND AMENITY SPACE (CONSERVATION AREA) (as amplified by plan received 12.06.15 and ecological survey received 29.07.15)
116 - 118 Priory Road Gosport**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 14/00576/FULL.

Mr Stoppani was invited to address the Board.

Members were advised that there were no updates.

Mr Stoppani advised the Board that the majority of residents living in Hardway were not against the development but felt that the current design would be out of character and have a detrimental impact on the surrounding area. He further advised Members that Hardway was considered a historic area and that those living in the vicinity wanted a more traditional built building rather than the proposed block of flats.

Mr Stoppani advised Members that residents felt the size and density of the proposed building was too large to be accommodated on the site. He felt that the external appearance was not sympathetic to neighbouring properties and did not enhance or preserve a historic property in a Conservation Area.

In addition, Mr Stoppani advised Members that as well as the design of the building residents were concerned with the 4 allocated parking spaces proposed, and felt that these were inadequate for an already congested parking area.

Mr Tyrell was invited to address the Board whereby he advised that he was speaking in support of the application on behalf of the applicant MSP Homes who provided high quality residential buildings.

Mr Tyrell advised that the existing building in its current state did not contribute anything to the Conservation Area and that refurbishment or renovation of the building was not practical or viable. He further advised that he had worked with both the Planning Officers and the Conservation Officer to respect all elements of the design in relation to the scale, proportion and character of the surrounding area.

Further to a question to the Planning Officer, Members were informed that the application was an identical resubmission of an elapsed consent and that consideration of the application in 2011 had determined that the design and impact of design was acceptable. It was further clarified that the provision of 4 parking spaces had been considered acceptable in the original submission and that there had been no significant developments implemented in the immediate locality since the previous consent was granted.

RESOLVED: That planning application 14/00576/FULL, be approved subject to a Section 106 Agreement relating to the payment of a commuted sum towards infrastructure, services and facilities to secure transport and green infrastructure improvements within the Hardway Ward; the payment of a commuted sum towards measures to mitigate the impact of increased recreational activity on Special Provision Areas and subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

**54. 15/00164/FULL - ERECTION OF A BALCONY TO FRONT ELEVATION (as amended by plans received 23.7.15 and 08.09.15)
32 York Crescent Lee-On-The-Solent Hampshire PO13 9AX**

Consideration was given to the report of the Borough Solicitor and Deputy Chief Executive requesting that consideration be given to planning application 15/00164/FULL.

Mr Bate was invited to address the Board.

Members were advised that there were no updates.

Mr Bate advised Members that he lived at number 68 Portsmouth Road and referred to photographs he had circulated to Members which detailed his concerns for the proposed application.

Mr Bate informed the Board that he had no objections to the proposed balcony; however he felt that the close proximity of the balcony to his living accommodation was unacceptable and intrusive.

Mr Bate further advised that the proposed balcony featuring an obscured glazed screen to prevent overlooking would be ineffective and result in his property experiencing a loss of privacy due to balcony users potentially leaning across and looking into his property.

Mr Bate also expressed concerns in relation to noise that could potentially be generated from balcony users.

The Borough Solicitor and Deputy Chief Executive read out a statement that had been submitted on behalf of the Applicants. The statement read as follows:

“Please accept our apologies for not attending in person. We had hoped to but unforeseen circumstances have prevented it.

We bought our property, 32 York Crescent, one year ago. One of the key selling points for us was the fantastic view across the Solent. At the time of purchase, we hoped to maximise our enjoyment of the view by building a balcony on the side elevation of the house. This is something enjoyed by many of the properties that face onto Portsmouth Road, in the same way that our house does. Indeed, this is something Mr Bate himself wanted to do, a number of years ago.

Throughout the whole process of the planning application we have been neighbourly and engaged Mr Bate in conversation with ourselves and our architect regarding our proposal. We have amended the plans to address the point he has raised regarding his privacy, by including a frosted glass screen to the side of the balcony nearest his property. This is something we would prefer not to have but would be willing to install to respect Mr Bates' view.

We are aware that the planning department are happy with the amendments we have made and we would ask that the committee also support our application to improve our enjoyment of the house we plan to make our family home for many years to come”.

Following a Member's question, the Planning Officer advised that the balcony would extend 1.3m out from the front elevation. It was clarified that the balcony would be reduced by angling the corner of the handrail away from Number 68 Portsmouth Road to reduce potential for overlooking into its first floor window.

RESOLVED: That planning application 15/00164/FULL, be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

55. 14/00590/FULL - CONVERSION OF STOREROOM AND ERECTION OF FIRST FLOOR REAR EXTENSION TO PROVIDE 1 NO. TWO BEDROOM FLAT (CONSERVATION AREA) (as amended by plan received 05.06.15)
35 High Street, Gosport, Hampshire PO12 1DF

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 14/00590/FULL.

Mr Savage was invited to address the Board

Members were advised that there were no updates.

Mr Savage advised the Board that he was the Parish Administrator at St Marys Catholic Church in Gosport High Street. He thanked the Board for allowing his deputation to be considered.

Mr Savage provided Member's with a brief history of the Church advising that the proposed application would have a significant impact on the oldest part of the Church; the Lady Chapel.

Mr Savage expressed concerns that the proposed application would cause a loss of light to the Church and significantly reduce the current light provided to the Lady Chapel which was adjacent to the main altar. He further advised that the Church was originally designed to include high level windows throughout to maximise the use of light.

The applicant, Mr Khan was invited to address the Board. He advised Members that he felt the proposed application situated at the tail end of the property would have no impact on neighbouring properties or reduce the light to the Church.

Councillor Mrs Cully was invited to address the Board whereby she thanked Member's for the opportunity to speak as Ward Councillor. She informed Members that she had been approached by both objectors to the application.

Councillor Mrs Cully advised the Board that a resident of Minnett Road had not been notified in regards to the application being presented to the Regulatory Board and had raised concerns that the proposed application's bedroom windows would be adjacent to the boundary and potentially result in the loss of privacy from the terrace to flats on Minnett Road. She further added that currently there were no other terraces to the rear of the High Street and that this application would overlook nearby flats.

Councillor Mrs Cully further expressed concerns with regards to the effect the proposed flat would have on the Church. She informed the Board that she had visited both the Church and Chapel and felt that the application would create overshadowing to the Church and restrict light. She further advised that the possibility of roof lights was not feasible due to the Chapel roof being a stone carved feature. In conclusion, Councillor Mrs Cully advised the Board that the Church was open to the community from 7am-8pm daily providing a peaceful haven to the High Street and urged Members to consider visiting the site before determining the application.

The Borough Solicitor and Deputy Chief Executive explained that Officers would investigate the concern raised about a resident not being notified.

It was proposed and agreed that the item be deferred to allow Members of the Regulatory Board to undertake a site visit.

RESOLVED: That a site visit be arranged and that planning application 14/00590/FULL, 35 High Street Gosport, be deferred to a future meeting of the Regulatory Board.

**56. 15/00402/FULL - ERECTION OF TWO STOREY SIDE/REAR
EXTENSION, BALCONY, SINGLE STOREY SIDE EXTENSION, ROOF
CANOPY AND BOW WINDOWS
43 Western Way, Gosport,**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00402/FULL.

Mr Willis was invited to address the Board.

Members were advised that there were no updates.

Mr Willis advised the Board that he lived at 45 Western Way and expressed concerns with the loss of light and privacy his property would experience if planning permission was granted.

Mr Willis referred Members to a photograph that detailed his current view from his dining room and the close proximity of the proposed extension to his property and garden. Mr Willis also raised concerns with the roof and guttering of the extension overhanging the boundary line.

The applicant Mr Ferrari was invited to address the Board. He advised that he had consulted neighbours with the plans and had worked with the builder and Planning Officers to design an extension that would not restrict light and intrude on any neighbouring property. He felt that the design would enhance and add value to the property and would be in keeping with the surrounding area.

In response to a Member's question relating to the overhanging of guttering on the boundary line, and right of access to the property, the Borough Solicitor and Deputy Chief Executive clarified that whilst anyone could apply for planning permission on any particular land, all that was required was that notice was given to the land owner, any planning permission granted did not mean that an applicant had permission to use someone else's land.

RESOLVED: That planning application 15/00402/FULL, be approved subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

**57. 15/00465/OUT - REGULATION 3 - HYBRID APPLICATION
COMPRISING: PROVISION OF CAR PARK, ACCESS ROAD, AND
ASSOCIATED WORKS (ACCESS, APPEARANCE, LANDSCAPING,
LAYOUT AND SCALE) AND PROVISION OF RECREATION
FACILITIES, TOILETS AND ASSOCIATED WORKS (ALL MATTERS
RESERVED) (as amplified by additional information received
12.10.15)
Alver Valley Country Park, Cherque Way, Lee-on-the-Solent**

Consideration was given to the report of the Borough Solicitor and the Deputy Chief Executive requesting that consideration be given to planning application 15/00465/OUT.

Members were advised that since the publication of the report a further letter of objection had been received.

The following issues raised were:

- The toilets should be located near to the BMX track where they are required;
- People will use the Cherque Farm housing estate to park if there is a charge for parking at the proposed car park;

- Concern about additional restrictions on dog walkers;
- Cyclists should be more considerate to walkers; and
- Improvements should not be overdone and this natural environment should be retained

The Planning Officer advised that the toilets proposed were considered to be acceptable and any further planning application for toilets elsewhere in Alver Valley Country Park would be considered on its merits. The proposals were not considered to harm the landscape character of the Country Park.

The issues raised regarding charging for parking, restrictions on dog walkers and cyclists related to the overall management of the Alver Valley Country Park and were not matters for consideration in this planning application which must be considered on its merits.

Members were informed of the following additional Consultation responses:

Hampshire and Isle of Wight Wildlife Trust

No response has been received from the Hampshire and Isle of Wight Wildlife Trust.

Lead Local Flood Authority

Hampshire County Council, as the Lead Local Flood Authority, had provided comments on the application raising concerns regarding:

- Whether infilling the 35m ditch running parallel to Cherque Way is the most appropriate method to deal with the watercourse; and
- The need for additional information to assess the proposed surface water drainage arrangements.

The Planning Officer advised Members that with regard to the ditch it was understood that it was formed when a bund was created to ensure that there was no unauthorised vehicular access to the Country Park at this point. However, to now infill the ditch requires consent (above and beyond planning permission) from Hampshire County Council as the Lead Local Flood Authority. Whilst an application has been made by the Council to Hampshire County Council the outcome of this is as yet unknown. Therefore, whilst it was considered that an appropriate solution can be accommodated within the site boundary it was considered appropriate to recommend the following additional planning condition:

10. Before development commences details of the measures required to protect ordinary watercourses within the site shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason – To ensure that there is no harm to ordinary watercourses within the site in accordance with Policy LP39 of the Gosport Borough Local Plan 2011-2029.

With regard to the request for additional information regarding surface water drainage it was recommended that the following additional planning condition be imposed:

11. Before development commences details of the mechanism(s) to dispose of surface water on/from the site shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason – To ensure that there is no localised flooding in accordance with Policy LP39 of the Gosport Borough Local Plan 2011-2029.

Local Highway Authority

Hampshire County Council, as the Local Highway Authority, had confirmed that they had no objections. However, they had recommended amendments to improve safety along the new

access road (including cycle line painting, and visibility splays within the landscaping strip). They had also suggested that planning conditions were secured regarding the timing of the closure of the existing car park entrance and a Construction Traffic Management Plan

The Planning Officer advised Members that amended plans had been received to increase the markings on the access road for cycles and provide visibility splays within the proposed landscaping area as requested by the Local Highway Authority. With regard to the suggested planning conditions it was recommended that the following additional planning conditions were imposed:

12. Before development commences a Construction Traffic Management Plan (CTMP) for the development, hereby approved, has been submitted to and approved, in writing, by the Local Planning Authority. The CEMP shall contain details of:

(a) The provisions to be made for the parking of contractors, site operatives, employees and visitors;

(b) The provision for wheel washing facilities;

(c) Measures to control the emission of dust and dirt;

The development must be carried out in accordance with the approved details.

Reason – To safeguard highway and pedestrian safety and to prevent pollution in accordance with Policies LP22 and LP46 of the Gosport Borough Local Plan 2011-2029.

13. The recreational facilities, hereby approved, shall not be brought into first use until the car park, as shown on Plan No. E/NA/015/28/009 Rev C, has been constructed and made available for use.

Reason - To ensure adequate parking for the development in accordance with Policy LP23 of the Gosport Borough Local Plan 2011-2029.

14. Within one month of the first use of the car park, as shown on E/NA/015/28/009 Rev C, the access to the existing car park from Cherque Way, as hatched blue on the Site Location Plan, shall be closed to vehicular access.

Reason - In the interests of Highway Safety in accordance with Policy LP23 of the Gosport Borough Local Plan 2011-2029.

As a result of these amended plans received proposed conditions 1 and 5 were recommended to be amended to include up to date plan numbers.

1. The development hereby permitted, as shown on approved plans reference ENA/015/28/001A, ENA/015/28/002A, ENA/015/28/003A, ENA/015/28/004B, ENA/015/28/005B, ENA/015/28/006A, Site Location Plan, ENA/015/28/007C, ENA/015/28/008B, ENA/015/28/009C, 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).

5. The car park hereby permitted shall be carried out in accordance with the following approved plans: ENA/015/28/001A, ENA/015/28/002A, ENA/015/28/003A, ENA/015/28/004B, Site Location Plan, ENA/015/28/005B, ENA/015/28/006A, ENA/015/28/007C, ENA/015/28/008B, ENA/015/28/009C

Reason - To ensure that the development is completed satisfactorily in all respects in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-202

Members were advised that a statement had been received from Councillor Burgess that he wished the Chairman to read out. The statement read as follows:

“As one of the two local Councillors, I regret that due to another meeting, I am unable to speak to you in person in favour of this application on Tuesday 27 October 2015.

We have been waiting many years for the Alver Valley Country Park to come to fruition. It is now definitely on its way. I would also like to thank the Chief Executive and the Leader of the Council for their efforts in securing funding for this scheme to go ahead.

The most important item is the car park. This will allow more visitors and users of the park to visit in safety. The much needed recreational facilities will cater for all ages.... including mine..... and with new links to existing footpaths it will be a safe place to visit even in inclement weather.

Finally, I welcome the toilet facilities that will be provided and will be welcome by all after a long walk in the Park”.

Members unanimously welcomed the proposal.

RESOLVED: That planning application 15/00465/OUT, be approved including the additional conditions and amendments as detailed above and subject to the conditions of the report of the Borough Solicitor and Deputy Chief Executive.

58. ANY OTHER BUSINESS

Members were informed of the Planning Inspectorate’s decision regarding Planning Appeals relating to:

- Land adjacent 45 Gomer lane, Gosport
- Land adjacent 2 Grays Close, Gosport
- Land adjacent 75 St Helens Road, Gosport

It was reported that all three of the Planning Appeals had been dismissed. In reaching their decision, the Inspector noted that each respective application would have resulted in significant harm to the character and appearance of the locality.

The meeting concluded at 7.25pm

CHAIRMAN

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD**8th December 2015****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.

<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	INDEX		<u>Recommendation</u>
			<u>Address</u>		
01.	03-08	14/00590/FULL	35 High Street Gosport Hampshire PO12 1DF		Grant Permission subject to Conditions / s106
02.	09-18	15/00499/FULL	Cordite Building No.2 Britannia Way Gosport Hampshire		Refuse
03.	19-28	15/00388/FULL	Land To The Rear Of 3-11 Elmhurst Road Gosport Hampshire PO12 1PG		Grant Permission subject to Conditions / s106
04.	29-32	15/00473/FULL	27 Long Water Drive Gosport Hampshire PO12 2UP		Grant Permission subject to Conditions
05.	33-36	15/00309/FULL	5 Rosemary Walk Lee-On- The-Solent Hampshire PO13 8JB		Grant Permission subject to Conditions
06.	37-40	15/00470/FULL	The Enclosure Privett Park Privett Road Gosport Hampshire		Grant Permission subject to Conditions
07.	41-54	15/00117/DETS	Royal Hospital Haslar Haslar Road Gosport Hampshire		Grant Permission subject to Conditions
08.	55-60	15/00127/LBA	Royal Hospital Haslar Haslar Road Gosport Hampshire		Grant Listed Building Consent subject to Conditions
09.	61-68	15/00547/VOC	Daedalus Park Lee On The Solent Hampshire PO13 9FU		Grant Permission subject to Conditions / s106
10.	69-70	15/00509/FULL	12 St Marks Road Gosport Hampshire PO12 2DA		Grant Permission subject to Conditions

ITEM NUMBER: 01.
APPLICATION NUMBER: 14/00590/FULL
APPLICANT: Mr H Khan
DATE REGISTERED: 15.01.2015

CONVERSION OF STOREROOM AND ERECTION OF FIRST FLOOR REAR EXTENSION TO PROVIDE 1 NO. TWO BEDROOM FLAT (CONSERVATION AREA) (as amended by plan received 05.06.15)
35 High Street Gosport Hampshire PO12 1DF

The Site and the proposal

1. This application was considered by the Regulatory Board on 27 October 2015 when Members resolved to defer it for a site visit.
2. The application site is located on the northern side of High Street, within the defined Town Centre and the High Street Conservation Area. The Conservation Area is characterised by a mix of new and older buildings, of varying design. Many of the traditional buildings have parapets with pitched roofs behind and materials range from the red brick, with tile or slate roofs and some use of stone and stucco rendering. The earlier grid street pattern of the Town Centre has largely been removed the rear of the main blocks of the High Street, resulting in larger amalgamated sites of varying uses including carp parks, offices and housing in the form of modern blocks of flats. The stone faced application building dates from the mid-late 19th Century and comprises three stories with a mixture of classical styles with single storey and first floor additions to the rear. The existing property has a Class A1 Retail Unit at ground floor level with flats above. The addition at the rear of the site has retail and storage areas at ground floor level with further storage above. There is a parking area to the rear, backing onto Minnitt Road and the rear section of the existing single storey addition is curved to follow the alignment of Minnitt Road. The existing parking area is currently used for bin storage and has sufficient remaining space for the parking of 2no. vehicles. The first and second floors of the original application building are accessed from a doorway on the High Street which leads to the 2no. two bedroom flats. There are first and second floor windows in the rear elevation.
3. The adjoining property to the east, number 37 High Street, is a three storey building that is operating as a Public House with Nightclub over. Beyond the rear access way to the Public House, approximately 13m away from the application building, is Hobbs Court which is a modern three storey block of flats that has first and second floor lounge and bedroom windows in the opposing side elevation. The adjacent property to the west, beyond an approximately 1.8m wide footpath, is St Mary's RC Church. This building is of single storey scale at the rear with a hipped roof and high level windows along its eastern elevation. On the opposite side of Minnitt Road is Wisers Court, which is a four storey block of flats set approximately 15m away from the application site. There are bedroom, lounge and dining room windows at all levels in the elevation facing the application site.
4. It is proposed to alter and extend the building to form an additional flat. The external works consist of the erection of a first floor extension over the existing single storey rear addition. The extension would be located at the rear of the site and would wrap around the north western corner of the existing first floor storeroom addition. The extension would be set off the rear of the original building by 12m. It would be 7.6m wide and have a 7.8m high hipped roof, behind a parapet. The extension would be set back from the curved section of the existing rear addition and this area would form an external terrace associated with the proposed flat. The extension would be finished in render and have stone capping over the parapet and the 0.7m high terrace wall. The roof would be constructed of slate and there would be 2no. roof lights in the western roof slope of the existing store room and 1no. in the southern roof slope of the extension.
5. Originally it was proposed to have 2no. bedroom windows in the western elevation of the extension. Amended plans, however, have been received that show 1no. window in the western elevation and 1no. window in the northern elevation so as to comply with the Building Regulations. There would also be windows and doors overlooking the terrace area and Minnitt Road.

6. Internally, an area at the rear of the existing storage area would be converted into a kitchen area for use of the existing retail unit and a further section of the two storey storeroom would then form a kitchen and bathroom for the proposed flat. The bedrooms would be located on the western side of the extension and the lounge/dining area would overlook Minnitt Road. The flat would be accessed from an existing staircase leading from the parking area.

7. The plans show the provision of refuse and cycle storage facilities for both retail and residential uses within the parking area and the retention of the 2no. unallocated car parking spaces.

Relevant Planning History

K4545/6 - erection of single storey and two storey rear extensions (Conservation Area) (as amplified by letter dated 12.09.01 and amended by plans received 14.09.01) - permitted 25.09.01

K4545/7 - erection of first floor rear extension to provide bathroom to existing flat (Conservation Area) (as amended by plans received 16.11.04) - permitted 16.11.04

13/00523/FULL - conversion of storeroom and erection of first floor rear extension to provide 2 no. two bedroom flats and relocation of 2 no. air conditioning units (Conservation Area) - withdrawn 13.03.14

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP27

Principal, District and Neighbourhood Centres

LP2

Infrastructure

LP10

Design

LP12

Designated Heritage Assets: Conservation Areas

LP23

Layout of Sites and Parking

LP42

International and Nationally Important Habitats

LP28

Uses in Centres

Supplementary Planning Documents:

Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Gosport Borough Council Parking: Supplementary Planning Document: February 2014
Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014

Consultations

Local Highway Authority	No objection.
The Gosport Society	No objection.
Streetscene Waste & Cleansing	No objection. Flat will require a 240 litre domestic & 240 litre recycling wheeled bin. Adequate storage space shown for bins.
Environmental Health	No objection, subject to adherence with

measures with submitted Noise Impact Assessment.

Natural England

No objection. The proposal is likely to increase the level of recreational disturbance along the coast, the impact of which will need to be satisfactorily mitigated.

Response to Public Advertisement

2 letters of objection (to original plans)

Issues raised:-

- loss of light to Church
- loss of light will exacerbate issues of damp within Church
- bedroom windows would be adjacent to boundary and raise concerns regarding fire regulations
- loss of privacy from terrace to flats on Minnitt Road

Principal Issues

1. The relevant neighbours in Wisers Court and at the Church have been notified of the application being considered by the Regulatory Board. Damp within neighbouring buildings and the impact on liturgical practices are not material planning considerations and the provision of means of escape in the event of fire is dealt with under the Building Regulations. The application site is located within the Urban Area Boundary where the principle of development is acceptable, provided that the details accord with the relevant policies of the Gosport Borough Local Plan, 2011 - 2029. The proposal would not reduce the amount of Class A1 retail floor space within the Gosport Town Centre and there will be separate and independent access to the proposed flat, in compliance with Policy LP28 of the Gosport Borough Local Plan, 2011 - 2029. The development would be in line with the density range within the Town Centre set out in Policy LP24 Gosport Borough Local Plan, 2011 - 2029. Such developments are required to provide a mix of dwelling sizes and types to reflect the needs of those seeking housing in the Borough and there are no minimum standards for flat sizes. The density proposed reflects the character of this part of the Conservation Area. The main issues in this case, therefore, are the impact on the character and visual amenity of the locality, whether the development would preserve or enhance the character and appearance of the High Street Conservation Area, the impact on the amenities of adjacent and prospective occupiers, the adequacy of access and parking arrangements and the provision for cycle parking, refuse storage and collection and nature conservation.

2. There are other, similar, residential uses located to the rear of commercial properties on High Street, and the principle of such development is, therefore, established within the High Street Conservation Area. The High Street frontage is to be unchanged. The proposed extension has a simple design and is appropriate for this location and the existing, utilitarian single storey addition is unappealing in design and the proposal would result in a uniform, residential appearance that is more in keeping and consistent with the emerging domestic character of the buildings that now front Minnitt Road. The external materials and detailing are appropriate in design terms and this will be controlled by condition. Overall, the internal conversion works and the scale, form and design of the extension are sympathetic to the overall form and proportions of the buildings in the locality and will give the buildings a more residential appearance that will preserve the character and appearance of the Conservation Area. Subject to the recommended conditions, the proposal complies with Policies LP10 and LP12 of the Gosport Borough Local Plan, 2011 - 2029.

3. The extension would be at the rear of the site and having regard to the location and scale of the extension, its rendered external finish and height in relation to the adjacent Church together with the number of high level of the windows in the opposing elevation of that building, overall, the development would not have a harmful impact on the outlook from or the light available to the bedrooms within the application site or to the adjacent Church. The terrace would front onto Minnitt Road and would be located a minimum of 15m away from Wisers Court on the opposite side of the highway and 13m away from the Hobbs Court to the east. Given this distance, therefore, it is

unlikely that the intermittent use of the terrace would result in a harmful loss of privacy to the occupiers of the neighbouring flats. Although the first floor bedroom windows of the extension face the Church building to the west and the existing buildings to the south, such a relationship is a common arrangement for residential properties of this type and given the use of the Church and the separation distance and position of its windows, there would not be a harmful impact in terms of loss of privacy. The proposed roof lights in the extension are at high level and given the position of the buildings on all sides and the angles between the windows, there would similarly be no harmful loss of privacy. Details of sound insulation have been provided and the proposed flat has been arranged internally so as to minimise the impact from the adjacent Public House and Nightclub upon the amenities of the prospective occupiers. The implementation of the noise mitigation measures will be controlled by condition. In addition to the ground floor retail use on the site there is an established residential use at first and second floor level on the site and the new flat would be accessed from the rear, within the existing parking area. It is not, therefore, considered that the increased residential comings and goings and changes in the activity pattern at the site are likely to result in an unacceptable level of disturbance to the existing or prospective occupiers of the residential uses in the immediate locality or harm the character of the Conservation Area. Although the site does not have a significant amount of amenity space, given the existing constraints it is not possible to provide a useable garden area for use by occupiers of the new flats. This is, however, mitigated by the accessible location of the site close to local parks and facilities including Walpole Park and the Gosport waterfront. Adequate refuse storage facilities are shown for the retained retail and existing and proposed residential units, the provision and retention of which will be controlled by condition. The existing uses on the site do not provide any formal areas for the collection of refuse, therefore, the proposed provision is considered to be an overall improvement over the existing provision on the site. The proposal will, therefore, result in an acceptable environment for prospective occupiers of the development and adjoining occupiers, in compliance with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

4. The proposed development would retain the existing unallocated on-site parking area. The Car Parking SPD suggests that 16no. parking spaces and a minimum of 7no. cycle spaces are required for the existing residential units and the retail floor space on the site. The development would only increase the car parking requirement by 1.5no. spaces to 17.5no. and the cycle spaces to 10no. The SPD also notes, however, that people without a car are most likely to select a home without a parking place, and will prefer a location well served by public transport, local shops and services such as the application site and the development is not required to address any existing deficiencies in provision. The application site is located within the Town Centre with its links to public transport, shops and local services and links to Portsmouth Harbour public transport interchange. There are parking restrictions in the locality which will prevent inappropriate on-street parking. The development is, therefore, unlikely to result in harmful overspill parking in the local road network to the detriment of highway safety or local amenity within this accessible location. The retained parking provision in this location is, therefore, acceptable. At present, there are no parking spaces or clearly designated space for cycles for any of the uses on the site. The application proposes 4no. cycle spaces in total, which is above the requirement for a single dwelling of this size. There is opportunity for occupiers of the site, both commercial and residential, to have access to space for a bike both on site and using the existing facilities in the Town Centre. There is also additional visitor parking available nearby in public car parks. The car and cycle parking provision is considered to be acceptable and its provision and retention will be controlled by condition. The proposal is, therefore, unlikely to have a harmful impact on local traffic conditions, contribute to traffic congestion or result in harmful overspill parking in the local road network to the detriment of highway safety or local amenity. The proposal, therefore, complies with Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

5. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvements to off-site infrastructure, services and facilities in accordance with Policy LP2 of the Gosport Borough Local Plan 2011-2029. The contributions are required to secure transport and green infrastructure improvements to the Gosport Waterfront and Town Centre. Without these obligations, the proposal would be unacceptable in this respect.

6. The proposal will introduce an additional dwelling which is likely to result in increased recreational activity on the coast and a consequential impact on the protected species for which the Portsmouth Harbour SPA, the Solent and Southampton Water SPA and the Chichester and Langstone Harbours SPA are designated. To address this impact, a contribution towards appropriate mitigation, in accordance with the Gosport Bird Disturbance Mitigation Protocol, is required and has been paid. There is no evidence that the site supports notable or endangered species and none are a threat as a result of the development. The proposal, therefore, complies with Policy LP42 of the Gosport Borough Local Plan 2011 - 2029.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards infrastructure, services and facilities to secure transport and green infrastructure improvements to the Gosport Waterfront and Town Centre.

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:

Sheet 01, Sheet 02, Sheet 03E and Sheet 04A

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies LP10, LP12, LP24 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

3. No development shall commence until details of all external facing materials, including the stone capping and roofing materials, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan, 2011 - 2029.

4. No development shall commence until details of all new windows, doors and any other openings, including horizontal and vertical sections, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan, 2011 - 2029.

5. The development hereby permitted shall be carried out in accordance with the details specified within the approved Acoustic Testing Report received on 15 January 2015, unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - To preserve the amenities of the adjacent occupiers and to comply with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

6. The development shall not be first occupied until the refuse and cycle storage facilities shown on the approved plan, Sheet 04A, have been provided. The approved refuse and cycle storage facilities shall thereafter be retained.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan, 2011 - 2029.

7. The areas hatched blue on the approved plan, Sheet 04A, shall be retained for the parking of vehicles at all times.

Reason - In the interests of highway safety and to ensure adequate parking is provided and retained, and to comply with Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

ITEM NUMBER: 02.
APPLICATION NUMBER: 15/00499/FULL
APPLICANT: Mr Alan Dawes
DATE REGISTERED: 22.10.2015

**CHANGE OF USE OF FORMER CORDITE MAGAZINE (NUMBER TWO) TO 1 NO. THREE
BEDROOM DWELLING**
Cordite Building No.2 Britannia Way Gosport Hampshire

The Site and the proposal

1. The application site is located on the south side of Britannia Way. The site originally formed part of the Priddy's Hard Ordnance Depot. Following the closure of Priddy's Hard the Ministry of Defence applied for Outline Planning Permission for up to 700 houses under planning reference K14026. In approving that application The Secretary of State for Defence and Gosport Borough Council entered into an Agreement under Section 299A of the Town and Country Planning Act 1990 securing a 'Management Plan Relating to Environmental Protection', providing mitigation to the housing development approved and setting out matters to be included within the management plan. A Nature Conservation Management Plan was subsequently approved by the Borough Council in July 1999 and the residential scheme was then developed around this acknowledged area of nature conservation importance. Details of the fencing surrounding the nature conservation area were approved under application reference K15490. The application site forms part of a wider area designated as a Site of Importance for Nature Conservation (SINC), for its nature conservation importance, in view of the presence of an outstanding assemblage of species, including protected and notable flora and fauna, with a number of amphibian and reptile species. This is reflected within the Gosport Borough Local Plan 2011-2029, albeit the building itself is excluded from the designation. The application site, SINC and land to the southeast are also designated as existing open space, within the Gosport Borough Local Plan 2011-2029. The existing access to the application site is from Britannia Way and consists of a double gate within the existing fence set back from the highway and at a lower level. There is a hard surface that runs from the gate southwards towards the properties in Grafton Close. On the site is an existing single storey building formerly used as a munitions store constructed from brick. The building is rectangular in shape and in excess of 14m long, 12.5m wide and 4.3m high. It has four windows on its north and south (side) elevations with three windows on the west (rear) elevation. On the east (front) elevation there is a single storey projection lower than the main building, being 3m wide, 1.8 deep and 2.7m high with a pair of doors located centrally. There is one window on either side of the projection. There are no notable internal features within this building. Access to the building is through a concrete tunnel under the embankment from the existing hard surfaced driveway.

2. Outside of the application site but adjacent to it, is a raised metal platform that extends around the north, west and south elevations of the building. The southwest corner is obstructed by extensive earth movement which extends onto the platform and is piled against the building. Beyond this platform is a tree covered embankment surrounding the building that is of a similar height to the building itself. The wider area surrounding the application site consists of existing embankments, woodland, ponds/moats and a further magazine, the subject of two refused applications under references 14/00320/FULL which was subsequently dismissed at appeal, and 15/00165/FULL which currently has an appeal pending, with the remaining habitat making up the SINC, all of which is surrounded by a 2m high fence. The remaining boundaries of the SINC are bordered by and open space, Britannia Way and residential properties. The closest residential properties are within Grafton Close to the South, approximately 5m from the southern edge of the application site and in excess of 27m from the cordite store building itself.

3. The proposal is for the conversion of the existing building to a single dwellinghouse. Other than the general repairs and refurbishment/replacement of timber windows and doors within the existing openings, no other external works are indicated. Internally the building would have three bedrooms, a bathroom, a shared kitchen, dining and living area and storage areas. Access would be via the existing doors on the east facing elevation. The existing access onto Britannia Way would be used

for pedestrians and vehicles. The hard surface that currently runs from the access southwards would be used for vehicles with a turning area at its most southerly point.

4. Amended Certificates have been received to clarify land ownership. As a result the application was re-registered on 22 October 2015 and re-advertised.

Relevant Planning History

K14026 - outline - erection of up to 700 residential units - permitted 24.02.98

K15490 - details pursuant To K14026 - construction of cycleways/footpaths, and laying out and landscaping of open space and nature conservation areas - permitted 07.11.01

Relevant applications on adjacent site.

14/00320/FULL - Change of use of former cordite magazine to 1 no. three bedroom dwelling together with part demolition of existing building, alteration to existing and insertion of new windows with associated hard landscaping, access, car and cycle parking - Appeal dismissed 30.01.15

15/00165/FULL - Change of use of former cordite magazine to 1 no. three bedroom dwelling, alteration to existing and insertion of new windows with associated hard landscaping, access, and integral car and cycle parking (amendment to application 14/00320/full) - refused 24.07.15 - Appeal pending

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP1

Sustainable Development

LP2

Infrastructure

LP10

Design

LP13

Locally Important Heritage Assets

LP15

Safeguarded Areas

LP23

Layout of Sites and Parking

LP24

Housing

LP35

Protection of Existing Open Space

LP42

International and Nationally Important Habitats

LP43

Locally Designated Nature Conservation Sites

LP44

Protecting Species and Other Features of Nature Conservation Importance

LP47

Contamination and Unstable Land

Supplementary Planning Documents:

Gosport Borough Council Parking: Supplementary Planning Document: February 2014

Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014

Consultations

Streetscene Waste & Cleansing	The distance between the dwelling and the likely collection point on Britannia Way exceeds the 30m maximum that would be expected.
Environmental Health	No objection, subject to conditions in respect of a desk top study and remedial measures.
Building Control	Requires Building Regulation Approval. Access for the Fire Authority Appliance to be within 45m and note the existing tunnel. The road should be capable of carrying 12.5tonnes. Road width of 3.7m including any overhangs may be required. All Windows are to be means of escape windows. Access for Refuse vehicles to be within 25m of refuse point. Drainage connection to existing services needs further consideration.
Defence Infrastructure Organisation	No objection.
Natural England	No objection, subject to mitigation being provided in respect of recreational disturbance. The site is located within the SINC which are of countrywide importance and recommend your retained ecologist should be consulted in relation to any potential impacts.
HCC Ecology	<p>This application has obvious similarities to the adjacent cordite magazine and the submitted ecological assessment (PJC Ecology, September 2015) makes much reference to the previous work undertaken in relation to that site. In summary, the ecological constraints are essentially the same.</p> <p>SINC The application red line still includes some areas of designated habitat</p> <p>Natura 2000 sites The limited scale of the proposals are highly unlikely to result in impacts to the nearby coastal SPA/Ramsar. There will however be a requirement to contribute towards the Solent Recreation Mitigation Partnership scheme. I note that Natural England raise no objection.</p> <p>GCN A Phase 2 survey was carried out in 2014 which confirmed the presence of a small</p>

breeding population within the moat to the east, the only population in the Borough potentially. There is clearly potential for individual GCN to occur anywhere throughout this site and be at risk of impact during construction works. I would urge extreme caution in respect to impacts to terrestrial GCN - these animals will inhabit any semi-natural vegetation and/or man-made features when not occupying ponds, including soils, rubble and leaf litter.

The proposed works will take place within 50m of a confirmed breeding pond and will entail impacts (soil disturbance, plant movements, material storage, excavations) affecting at least 0.1ha: this alone would result in an offence being likely. If we add in the possibility of individual newts becoming trapped in excavations or being accidentally killed/injured then an offence is highly likely. Given the high local importance of this GCN population, and the close proximity of development works to the breeding site, I would very much consider an application for a licence from NE. In such close proximity to a breeding pond (the only one in the area) a suboptimal habitat cannot be so easily determined.

I would expect there to be locally-significant disruption associated with this proposal - vehicles, contractors, scaffold, other plant and materials, fuels etc. All these have the potential to impact upon possible GCN terrestrial habitat. The submitted documents make no explicit reference to the proposed working methods or exact area of impact and it cannot at this stage be assumed that works will be wholly restricted to the existing hardstanding and building.

Bats

I am content to agree that the building is not currently used by bats: there is no empirical evidence to demonstrate the opposite.

Badgers

A sizeable active badger sett is present immediately to the north, with some activity in immediate proximity to the building walls. It would seem inevitable therefore that impacts may occur. Scenarios whereby contractors, scaffold, plant and materials may impact the sett over what would be a build time of at least several months. There might be risk of damage to sett entrances or subterranean burrows. There will

undoubtedly be much noise during the build - power tools, engines, metal cutting etc. All these have potential to affect badgers currently inhabiting a very secluded site. I would again urge extreme caution in dealing with badger impacts here - it would be prudent for the applicant to seek advice from NE over the requirement for licensing, especially if there are at least four entrances within 1m of the likely works area. There is also a part-buried duct or pipe to the south-east which also appears to exhibit badger activity - we have no information on whether this structure is to be impacted by works.

Reptiles

The SINC and adjacent areas are likely to support common reptile species (slow-worm and common lizard being recorded) and so impacts are possible. Reptiles (like GCN) are potentially to be found within any grassland/herbage as well as within spoil, rubble and woody debris and removal of these may result in harm. Precautionary mitigation measures are proposed and these are generally sound, although there may be some implications for GCN.

Local Highway Authority

Object. Whilst there is an existing access it is understood that this had limited use operating as an access for maintenance purposes. The change of use will intensify the use and the access point is directly opposite a build out/road narrowing. The restricted width of carriageway will make manoeuvring in and out of the site difficult to achieve. The proposal would result in an unacceptable increase in vehicular traffic using this sub-standard access resulting in undue interference with the safety and convenience of other highway users.

HCC Landscape Planning & Heritage

The site is of considerable historical interest and although the building is not designated, it should be viewed within the wider historical context of the Priddy's Hard complex as a whole. A report/assessment should have been submitted with the application, with evidence the design had been informed by the assessment. However, would defer to the Conservation Officer to consider the appropriateness of the design and sufficiency of the submission.

Conditions relating to a Written Scheme of Investigation for both archaeological work and building recording and the preparation of a report following completion of

	archaeological fieldwork, should be imposed if you are minded to granted permission.
Hampshire & Isle Of Wight Wildlife Trust	Object. The site is located within the wider SINC and there is no overriding public need for the development. The proposal would cause conflict with existing Badger population with the sett so close to the building. Potential for impact on protected species needs to be considered. Protection of these species should take precedent over this unnecessary development.
Hampshire Fire And Rescue Service	Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations and the Hampshire Act 1983 Sect.12. Premises occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages.

Response to Public Advertisement

18 letters of objection

Issues raised:

- plans have already been turned down twice and developer should accept that it is against what the local people want
- applications and appeals have been refused on this SINC already and that has set a precedent
- devastation to the habitat of many animals and birds
- no credible case for works in the SINC
- when the SINC was designated it was not envisaged that it would ever be developed
- there are more appropriate brownfield sites in Gosport that could be developed for housing before the need to build in a SINC
- if allowed, it would be difficult to see what is happening within the site
- red line of application site will not prevent occupants from disturbing the remainder of the SINC
- even if the applicant is to take care of the site, future occupiers may not be as sensitive to this site
- green space should be preserved for future generations
- ecology reports do not relate to this site, being written for the previous application
- ecology report submitted is inadequate
- there is no suitable access road which would mean additional works which would impact on the fauna and flora
- impact on trees needs to be considered
- this green space should be protected from development as supported by the independent Government Inspector John Wilde
- impacts from residential use will be greater than suggested by the applicant
- a dwelling is not required to maintain the site as proved by Greenbelt's management
- contamination exists on the site and must be properly examined
- the site has not been maintained by the current owner
- impacts from works and vehicles during construction
- works will possibly impact on Static Water Supply (SWS)
- proposed access is only currently used for maintenance and was not positioned for regular access which will impact on pedestrian safety
- route for sewer needs to be carefully considered
- asbestos may be present in areas where works would be undertaken
- site should be kept secure to prevent unauthorised access
- forms have questions completed incorrectly in relation to trees and contamination
- the site was previously well managed and now is not

- reports prepared for Kenzington Ltd and not the applicant
- the building is of historical significance and proposals should take account of this
- certificates not served on the owner correctly
- inadequate space for waste bins
- inadequate access for fire appliances

1 letter of support

Issues raised:

- occupation of the site will prevent vandalism
- the buildings can be brought back to life
- the wildlife can be looked after and encouraged to prosper

Principal Issues

1. Notwithstanding the previous refusals of planning permission and appeal dismissal on the adjacent land, each application must be considered on its merits. General clearance works do not normally require planning permission and any activities undertaken that could harm any protected species, in contravention of any wildlife legislation, would be a matter for investigation by the Police. The current management and security of the land is a matter for the owner and falls outside the scope of this application. The Local Planning Authority is satisfied that the correct ownership certificates have now been served and the applicant has confirmed that they are authorised to use the reports submitted which do relate to this site, albeit relying on previous surveys for the area. In view of the extent of the red line the applicant has confirmed that no trees would be affected by the proposals. Issues relating to access by the Fire Service would be dealt with under the Building Regulations. The main issues for consideration in this case are, therefore, whether the proposals are acceptable in principle, whether it is appropriate within the Site of Importance for Nature Conservation (SINC), and would have an adverse impact on protected species, whether it is appropriate within a designated Open Space, have a detrimental impact on highway or pedestrian safety, whether it would have a harmful impact on the amenities of the adjoining or prospective occupiers, whether it would have a detrimental impact on historic assets, whether the alterations to the building are of an appropriate design, it would result in an unacceptable risk from contamination, whether arrangements have been made to provide or improve infrastructure, services and/or facilities and whether it would address issues of recreational disturbance.

2. As noted above, the site is designated as a SINC which although not statutorily protected, is an important consideration in the determination of this application. Policy LP43 of Gosport Borough Local Plan 2011-2029, confirms that planning permission will not be granted on locally designated sites unless it can be clearly demonstrated that the benefits of the proposal outweigh the need to protect the nature conservation value of the site. The applicant has sought to justify the scheme as having an overriding public interest primarily for maintenance and enhancement of the SINC. Having regard to the size of the application site, being only a small part of the larger SINC, the justification of the benefits to the wider SINC which falls largely outside the scope and control of this application proposal is limited. Whilst any ecological enhancements would be a positive step they are not considered to be sufficient to warrant a new house within this sensitive location. In this case it has not been clearly demonstrated that there is any benefit from this proposal that outweighs the need to protect the value of the site for nature conservation as a whole, nor is there any evidence that this would be the case. As it has not been demonstrated that the benefits of the proposal outweigh the need to protect the nature conservation value of the site the proposal is contrary to Policy LP43 Gosport Borough Local Plan 2011-2029 and is unacceptable in principle as it also continues to be required as mitigation for the original housing scheme.

3. Great Crested Newts and their breeding and resting places are protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010 and Section 9 of the Wildlife and Countryside Act 1981. Badgers are also protected by separate legislation. The applicant has provided very limited information on the external works proposed, however, having regard to the condition of the existing access road it is inevitable that this will need to be re-laid/re-surfaced. Any activities associated with those works, along with other works such as soil disturbance, plant movements, material storage and excavations are likely to cause disturbance to and have an

adverse impact on Great Crested Newts. Similarly the proximity of the Badger Sett in such close proximity to the building and the on-site evidence of earth having been disturbed in the mound abutting the building indicates that the proposals could have an impact on the Badgers on site. The application lacks sufficient detail in the submitted documents making no explicit reference to the proposed working methods or exact area of impact and does not adequately demonstrate that the proposals would be acceptable in this respect. Policy LP44 of Gosport Borough Local Plan 2011-2029 confirms that where there is an adverse impact on a habitat supporting a protected species, development will not be permitted unless it can be clearly demonstrated that there is an overriding need for that development. The applicant seeks to justify the residential use in terms of the future owners having a vested interest in the land and that this would then benefit the long term maintenance of the land for nature conservation. They also refer to the fact that the level of activity would be low in comparison to other uses, but no planning applications have been submitted for alternative infrequently accessed alternative uses on this site. This proposal will result in an increased demand on the surrounding areas from occupants of a dwelling, noting that no amenity space has been identified for a dwelling of this size, particularly having regard to the imposing and enclosed nature of the building and surrounding embankment. Whilst the applicant has indicated measures to discourage persons leaving the private driveway onto the surrounding areas of the SINC, falling out side of the application site, it would be difficult to enforce such constraints on the future owners of the dwelling which would be largely obscured from view and the proposal is likely to introduce greater activity than originally intended within this important site. This adds further weight to the concerns over the impact of any residential use on the SINC. There is no evidence of any overriding need for the development and, therefore, the proposal is not considered acceptable in this respect and there remains a lack of detail in respect of mitigation for the species on site, or as noted above the exact nature of external works. Overall it is considered that the applicant has failed to sufficient information to demonstrate that the proposals would not have an adverse impact on the SINC, or have an adverse impact on the protected species or their habitats and the proposals would, therefore, be contrary to Policy LP44 of Gosport Borough Local Plan 2011-2029.

4. This site and the wider SINC, along with the land further to the east are designated within the Gosport Borough Local Plan 2011-2029 as existing open space, to which Policy LP35 refers. This Policy states planning permission will not be granted on existing open space, as identified within the Local Plan, except where it is for recreation and/or community facilities, or alternative provision is made available of equivalent or greater community benefit. An objection was received from the applicant, through Kenzington Ltd in respect of the emerging Local Plan and specifically relating to Policy LP34. That objection was heard at the Examination of the Local Plan and within the Inspector's report on the Gosport Borough Local Plan 2011-2029 he provides his view on the appropriateness of the Policy specifically in relation to this site. He confirmed that he agreed that its designation was rational and sound, whilst acknowledging that whilst there are buildings within the site that have some historic value and that are undergoing a process of deterioration as these buildings are neither locally or nationally listed their presence does not prejudice the designations. The Local Plan has now been adopted without alteration to this Policy. This proposal does not relate to recreation or community facilities, nor does it make alternative provision required by the policy. The proposals would alter the character of the existing open space, with the introduction of a residential use and its associated activities and as such the proposal would result in an incompatible use within the existing open space contrary to Policy LP35 of the Gosport Borough Local Plan 2011-2029.

5. The requirement within the Council's Parking Supplementary Planning Document for a three bedroom house is 2 car parking spaces and 3 cycle spaces. The application proposal makes acceptable provision for the required cycle storage within the building and whilst not specifically identified there would be space within the hard surfaced area for the 2 car parking spaces required. The proposed access to the site would be via the existing vehicular access to the site, however, concerns relate to the increased use of this access for a residential property which would be over and above that of maintenance of the site. The road narrows directly opposite the gated entrance due to an existing build out. This restricted carriageway width will make manoeuvring in and out of the site difficult to achieve. The proposal would result in an unacceptable increase in vehicular traffic using this sub-standard access and undue interference with the safety and convenience of other highway users, contrary to Policy LP23 of the Gosport Borough Local Plan 2011-2029. The

provision of the parking facilities, turning areas and cycle storage could be secured through the imposition of conditions, if the development was considered acceptable in other respects.

6. Notwithstanding the principle objections to the scheme, the provision of an access road to a dwelling would result in more activity from Britannia Way and of turning vehicles close to the properties within Grafton Close, however, such activities would not result in a harmful impact on the occupiers of adjoining properties in terms of, noise and disturbance. The proposed house is located behind the existing bunds and is not visible from outside of the site and would not have a detrimental impact on the amenities of the occupiers of adjoining properties in terms of loss of light, privacy, or outlook. Whilst the travel distances from the refuse storage area to collection from Britannia Way are significantly over those recommended, there is no prospect of an alternative if the conversion to a dwelling was considered acceptable in other respects. There is space for the single bin to be positioned on the south side of Britannia Way on collection days, without causing an obstruction to the footpath or access. The proposals would, therefore, be in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029 in this respect.

7. The building within the site is not a Listed Building, it is not on the list of locally important buildings, nor is it within a designated Conservation Area, however, it is considered to be an undesignated heritage asset in view of its historic connection within Priddy's Hard. The proposal does not include the introduction of any additional openings retaining the existing fenestration layout and notwithstanding the concerns over the principle of a dwelling in this location, the proposed alterations to the building which are internal only, are considered to be acceptable. The surface and foul drainage would primarily be dealt with under the Building Regulations, however, such works could be conditioned, if the works were acceptable in all other respects, to ensure that these works are appropriate in this sensitive location. The proposals would, therefore, be in accordance with policies LP10 and LP13 of the Gosport Borough Local Plan 2011-2029 in this respect.

8. With regard to the issue of archaeology, it would be appropriate to secure further work, as suggested by the County Archaeologist in the form of a Written Scheme of Investigation for both archaeological work and building recording and the preparation of a report following completion of archaeological fieldwork, which could be secured by planning condition if the development was considered acceptable in other respects. The proposals would, subject to conditions, accord with Policy LP13 of the Gosport Borough Local Plan 2011-2029 in this respect. The issue of the 'SWS' (Static Water Supply) sign on the adjacent land is noted, however, having regard to the extent of the proposed external works, there is no evidence that this would be impacted, but if affected it is likely to be addressed through any archaeological assessment.

9. The issue of contamination, whilst not specified in the application form, it is acknowledged in the supporting documents. This issue has not been fully addressed within the application submission and there is potential for contamination to be present on site. In accordance with the comments from the Head of Environmental Health, it would be possible to control measures to assess the possible contamination risks, site investigations and remediation, through the imposition of conditions if the development was considered acceptable in other respects. Issues relating to asbestos would be picked up through such a process, or would be matters for any construction management plan for the site. The proposals would accord with Policy LP47 of the Gosport Borough Local Plan 2011-2029 in this respect.

10. This proposal would introduce an additional residential unit which generates a requirement for a contribution towards the provision of adequate infrastructure, services and/or facilities are available. The applicant has failed to put in place measures for the provision and/or improvements to off-site infrastructure, services and facilities in accordance with Policy LP2 of the Gosport Borough Local Plan 2011-2029. The contributions are required to secure green infrastructure improvements to the Sovereign Avenue Play facility. The proposal is, therefore, contrary to Policy LP2 of the Gosport Borough Local Plan 2011-2029.

11. The proposal will introduce an additional dwelling which is likely to result in increased recreational activity on the coast and a consequential impact on the protected species for which the Portsmouth Harbour SPA, the Solent and Southampton Water SPA and the Chichester and

Langstone Harbours SPA are designated. To address this impact, appropriate mitigation, in accordance with the Gosport Bird Disturbance Mitigation Protocol, is required. The applicant has failed to put in place measures to secure mitigation towards recreational disturbance and the proposal would, therefore, be contrary to the aims and objectives of the NPPF and Policies LP34, LP42 and LP44 of the Gosport Borough Local Plan 2011 - 2029.

RECOMMENDATION: Refuse

For the following reason(s):-

1. The proposed residential development would result in an incompatible use, within this designated Site of Nature Conservation Importance (SINC), where there is no overriding need and would not provide any benefits to outweigh the need to protect the nature conservation value of the site, contrary to Policies LP43 and LP44 of the Gosport Borough Local Plan 2011-2029.
2. Insufficient information has been submitted to fully assess the impacts of the proposals on the wildlife interests of the site, including those protected species and the proposals, therefore, fail to demonstrate that the proposals would not result in harm to protected species living on, or utilising the site, contrary to Policy LP44 of the Gosport Borough Local Plan 2011-2029.
3. The proposed residential development is in an incompatible and unacceptable use within the Existing Open Space, contrary to Policy LP35 of the Gosport Borough Local Plan 2011-2029.
4. The proposal would result in an unacceptable increase in vehicular traffic using this sub-standard access resulting in undue interference with the safety and convenience of other highway users, contrary to Policy LP23 of the Gosport Borough Local Plan 2011-2029.
5. Adequate provision has not been made for Infrastructure, Services and/or Facilities, nor the payment of a commuted sum in lieu of the provision, contrary to Policy LP2 of the Gosport Borough Local Plan 2011-2029.
6. Adequate provision has not been made for mitigation against the harmful impacts of recreational disturbance in the Portsmouth Harbour and Solent and Southampton Water SSSI/SPA/Ramsar sites detrimental to the protected and other species for which these areas are designated and contrary to Policies LP2 and LP42 of the Gosport Borough Local Plan 2011-2029

ITEM NUMBER: 03.
APPLICATION NUMBER: 15/00388/FULL
APPLICANT: Mr S CLARIDGE
DATE REGISTERED: 14.08.2015

**DEMOLITION OF EXISTING OUTBUILDINGS AND EXTERNAL FIRE ESCAPE AND
ERECTION OF 5 NO. THREE BEDROOM DWELLINGS WITH ASSOCIATED ACCESS
AND CAR PARKING (CONSERVATION AREA) (as amplified by ecological information
received 15.10.15 and 20.11.15)**

Land To The Rear Of 3-11 Elmhurst Road Gosport Hampshire PO12 1PG

The Site and the proposal

1. The application site is located within the Urban Area Boundary, as defined by the Gosport Bough Local Plan 2011-2029, and the Stoke Road Conservation Area. The site is a flat parcel of land located to the rear of no.3 to 11 Elmhurst Road currently utilised as rear gardens for these properties and contains a number of trees.
2. To the east of the site are the rear elevations of no.3 to 11 Elmhurst Road. no.3 and no.5 are large two-storey (with a room in the roof) semi-detached dwellings whilst no.7, 9 and 11 are large two-storey (with a room in the roof) terraced dwellings that have been converted to provide short and long-term lets for up to 40 people. All these properties have windows facing the application site. The Stoke Road Conservation Area appraisal dates no.3 to 11 Elmhurst Road as from between 1870-1920 and notes the important contribution the boundary walls facing Elmhurst Road make to the Conservation Area.
3. To the north of the site is an industrial complex mainly used for the repair of cars. The end elevation of two units form the boundary of the application site and contain no windows.
4. Adjoining the south-west boundary of the site is a row of 6no. garages which are accessed via a service road which runs the length of the application sites' western boundary and serves outbuildings and garages located within the gardens of the two-storey terraced dwellings on St Edwards Road to the west. The rear elevations of these dwellings are approximately 28m from the application site and contain a number of windows.
5. To the south of the application site is Leventhorpe Court which comprises 3no. blocks of residential flats that range in height from five to six stories. There are external walkways and windows on the northern elevations of the flats facing the application site. The land between the flats and the application site is hard surfaced, used by Leventhorpe Court residents for parking, and includes a row of 9no. garages adjacent to the boundary of the application site. The boundary also includes a number of trees that are the subject of a Tree Preservation Order.
6. Unrestricted on-street car parking is available along the majority of Elmhurst Road including on the highway adjacent to the application site. There are exceptions, however, including the accesses to existing driveways, and a section of double yellow lines, which extend on both sides of the road for approximately 40 metres from the junction with Stoke Road. There is also a time restricted demarcated area that provides space to park four cars on the western side of the road, adjacent to Leventhorpe Court. A Traffic Regulation Order to restrict parking is proposed opposite the entrance to the application site as part of the approved development of two dwellings at No.8 Elmhurst Road (14/00104/FULL).
7. The proposal is for the erection of 5no. two-storey (with accommodation in the roof) detached dwellings. Each respective dwelling is of the same design and include a kitchen, dining room, utility, lounge and toilet at ground floor level, two bedrooms (one en-suite) and a bathroom at first floor and an en-suite bedroom within the roof. The dwellings would be finished with red brick and cedar cladding, grey framed recessed windows and slate roof. Each dwelling would benefit from solar panels.

8. All the dwellings are arranged with their rear elevations facing towards St Edwards Road and their front elevations and accesses towards Elmhurst Road (and the access) with their rear gardens (varying between approximately 9-11m in length) adjoining the service road. There would be a minimum of 37m between the rear elevations of the proposed dwellings and the rear elevations of the dwellings on St Edwards Road and approximately 30m between the front elevations of the proposed dwellings and the rear elevations of no.3-11 Elmhurst Road. There would be approximately 14m between Leventhorpe Court and the side elevation of the closest proposed dwelling. Close boarding fencing, 1.8m high, would be erected on the western boundary with the service road and at the end of the reduced rear gardens of no.3-no.11 Elmhurst Road.

9. The application site would be accessed between no.5 and no.7 Elmhurst Road with an approximately 3.5m wide private road. The section of road between the no.5 and no.7 would also include a 1m shared surface pavement that would provide delineation for pedestrian access and also additional width should two cars meet. The pillars at the entrance to the site (which are referred to in the Stoke Road Conservation Area appraisal) would remain and the existing brick wall to either side of the entrance would remain although the existing timber slats would be replaced with railings to improve visibility. Railings are also proposed between the entrance pillar and the front elevation of no.7 Elmhurst Road. A pedestrian access point is located at the rear of the site opening to the service road to facilitate access to a refuse point for the collection of communal refuse.

10. Two allocated vehicular parking spaces are proposed per dwelling in addition to two spaces for no.5 Elmhurst Road (whose current parking access will be removed by the proposed access). A timber covered bin and cycle store is proposed to be located in the rear garden of each respective dwelling to accommodate three cycles and two bins.

11. In order to facilitate the proposed development, eleven trees would be felled with three trees at the site retained. The trees the subject of a Tree Preservation Order on the southern boundary would be retained.

12. The application is supported by a design and access statement, ecological survey (which was updated in October and November), heritage statement, arboricultural assessment and parking survey.

Relevant Planning History

63/06307/PA - 6 no. lock-up garages - permitted 27.09.63

14/00621/FULL - Demolition of existing outbuildings and external fire escape and erection of 4 no. two bedroom and 4 no. three bedroom dwellings with associated access and car parking - withdrawn by the applicant on 22.07.15 to further consider issues raised including access and layout

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

- LP1
Sustainable Development
- LP2
Infrastructure
- LP10
Design
- LP12
Designated Heritage Assets: Conservation Areas
- LP21
Improving Transport Infrastructure

LP22
Accessibility to New Development
LP23
Layout of Sites and Parking
LP24
Housing
LP34
Provision of New Open Space and Improvement to Existing Open Space
LP42
International and Nationally Important Habitats
LP44
Protecting Species and Other Features of Nature Conservation Importance
LP45
Flood Risk and Coastal Erosion
LP46
Pollution Control
LP47
Contamination and Unstable Land

Supplementary Planning Documents:

Gosport Borough Council Parking: Supplementary Planning Document: February 2014
Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014
Hampshire County Council Transport Contributions Policy: A New Approach to Calculating Transport Contributions in Hampshire September 2007
Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014

Consultations

Southern Water	No objection. A planning informative should be imposed to require a connection to a public sewer.
The Gosport Society	Object. The application site is the rear gardens of No.3-11 Elmhurst Road so the application constitutes backland development. The proposal is for a modern design three-storey dwellings (as there is a room in the roof) so would not be in keeping with the character of the area which is characterised by two-storey dwellings of Edwardian/1920's design.
Local Highway Authority	No objection.
HCC Ecology	No objection subject to a planning condition to secure protection measures during construction works (heras fencing, removal of spoil heaps and ecological supervision for works near the sett), the incorporation of badger gates and badger proof fencing into the proposal and a five year monitoring plan including informing future occupiers of the dwellings of the presence of badgers.
Environmental Health	No objection. Request conditions to require a Construction Management Plan and to

	safeguard against the discovery of unexpected contamination.
Streetscene Parks & Horticulture	No objection. No individual or groups of trees are worthy of protection.
Streetscene Waste & Cleansing	No objection. Adequate bin storage and waste collection arrangements are proposed.

Response to Public Advertisement

30 letters of objection

Issues raised:-

- harm to the character and appearance of the Stoke Road Conservation Area including harm to the boundary walls on Elmhurst Road
- proposal would constitute backland development
- danger to highway and pedestrian safety on Elmhurst Road due to the location of the entrance and proximity to Leventhorpe Court, the number of accesses onto Elmhurst Road and the proposed narrow access road
- is the vehicle access and car parking spaces large enough for large vehicles
- Elmhurst Road is heavily trafficked and serves as parking for many users of Stoke Road
- lack of parking available on Elmhurst Road. The parking survey is inadequate as it was conducted only over one day
- noise and disturbance resulting from the additional vehicle movements generated
- impact upon the amenity of occupiers of nearby residential properties (including Leventhorpe Court and St Edwards Road) by reason of overlooking.
- trees were removed
- the location of the proposed fence at the rear of the site (by the service track) will prevent residents on St Edwards Road being able to enter their rear garages
- the proposed refuse point will restrict access up the rear service track and be unsightly
- impact upon wildlife including the badgers, bats, reptiles woodpeckers and foxes present on site
- there are better places within the Borough to meet the Boroughs housing need
- risk of localised flooding due to the introduction of hard surfacing

1 letter of observation

Issue raised:-

- the applicant does not own all of the land where the dwellings are proposed and there are covenants restricting development

Principal Issues

1. Land ownership and restrictive covenants are not a material planning consideration and the relevant certificates have been served on the owners of the application site. Therefore, the main issues are the principle of development, whether the proposal preserves or enhances the character and appearance of the Stoke Road Conservation Area, the impact upon the amenity of occupiers of the adjacent residential properties, access and parking, trees and protected species.

2. The application site is located within the Urban Area Boundary, as defined by the Gosport Bough Local Plan 2011-2029, where the principle of introducing additional residential development is acceptable. Whilst the application site currently forms residential gardens the proposal may be acceptable subject to their being no harm to the character and appearance of the area and it preserving or enhancing the Stoke Road Conservation Area.

3. The Stoke Road Conservation Area appraisal notes that it is the dwellings and boundary treatments on Elmhurst Road that make a positive contribution to the Conservation Area. The proposal pays appropriate regard to these features ensuring that both the pillars between no.5 and no.7 Elmhurst Road remain and appropriate railings replace the existing timber panels on the upper part of the existing boundary wall (this and the boundary treatment at the rear of the site adjacent to

the service lane are proposed to be secured via planning condition). The design of the proposed dwellings is considered to be acceptable and, whilst two-storey (with accommodation in the roof) in height, will be lower, and subservient to, the dwellings on Elmhurst Road. The simple design of the dwellings will be complemented by the use of high quality, but visually recessive, materials (to be secured via planning condition) and this will ensure that the dwellings do not represent a prominent feature within the Conservation Area, which is appropriate. The development is considered to be of an appropriate density commensurate to Elmhurst Road and acceptable sizes of garden are proposed for both the dwellings and no.3 to 11 Elmhurst Road. Furthermore, as the proposed dwellings are set well back into the site they will only be visible when directly opposite the site entrance. Notwithstanding this the view that will be available of the proposed development from Elmhurst Road will be of an appropriately designed subservient development (including the use of appropriate materials for the vehicular access which are proposed to be secured via planning condition) thus ensuring that the proposed development preserves the character and appearance of the Conservation Area in accordance with Policies LP10, LP12 and LP23 of the Gosport Borough Local Plan 2011-2029 and the Gosport Design SPD 2014.

4. Adequate separation distances are proposed between the dwellings and adjacent residential properties to the west (St Edwards Road), south (Leventhorpe Court) and east (the rear of no.3 - no.11 Elmhurst Road) to ensure that there will be no harm with regard to loss of light, privacy or outlook. Whilst additional traffic movements will be generated by the proposal these will not be of such a level to result in harm to the amenity of the occupiers of no.5 and no.7 Elmhurst Road (where windows overlook the access) or other nearby residents. Third-party representations have been received regarding the proposed boundary treatment adjacent to the service lane prejudicing access to the rear of dwellings on St Edwards Road. However, the proposed boundary treatment (a 1.8m close boarded fence) is proposed to be sited on the boundary of the site where a boundary treatment could be constructed currently under permitted development. Given the proximity to residential properties and the proposed access arrangements it is appropriate that a Construction and Environmental Management Plan (CEMP) is secured via condition. Therefore, the proposal is considered to have an acceptable impact upon the amenity of the occupiers of the adjacent residential dwellings in accordance with policies LP10 and LP46 of the Gosport Borough Local Plan 2011-2029 and the Gosport Design SPD 2014.

5. Access would be provided from Elmhurst Road and the Local Highway Authority has confirmed that the proposed visibility spays and access between no.5 and no.7 Elmhurst Road would provide an acceptable arrangement for all vehicles without harming highway and pedestrian safety. A parking survey was undertaken to demonstrate that there is adequate on-street parking available on Elmhurst Road and the Local Highway Authority has not requested a Traffic Regulation Order. The amount of vehicular and cycle parking for the proposal would be provided in accordance with the Gosport Borough Parking SPD 2014. There is adequate space around each proposed space to allow an acceptable degree of manoeuvrability by residents of the proposed dwellings when accessing/existing and unloading vehicles. Therefore, the proposal is considered in accordance with Policies LP22 and LP23 of the Gosport Borough Local Plan 2011-2029 and the Gosport Borough Parking SPD 2014.

6. Adequate space for the covered storage of refuse for each respective dwelling would be provided and a planning condition is proposed to ensure that the communal collection area at the rear of the site is appropriately demarcated and all refuse facilities provided prior to the first occupation of the dwellings and retained thereafter. The location of the communal refuse storage area is both operationally the preferred pick-up location and would ensure that the character and appearance of the Elmhurst Road streetscene (and the Conservation Area) is preserved in accordance with policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029.

7. All trees of recognised value will be retained and a root protection plan secured via planning condition to ensure that there is no harm to either these trees or those the subject of a Tree Preservation Order on the southern boundary of the application site. In this regard the proposal is considered to be in accordance with policy LP10 of the Gosport Borough Local Plan 2011-2029.

8. A badger survey has been undertaken that has identified an active sett under the garage block that is outside of, but immediately adjacent to, the application site. Badgers access the sett by two entrances; to the north where the proposed rear pedestrian access is and to the east into the existing rear garden (that is proposed to be a rear garden for a new dwelling). The northern entrance is proposed to be closed (which will require a separate licence from Natural England) whilst the existing eastern entrance into the garden area is proposed to be left unchanged. This will allow the badgers to continue to leave the sett into a rear residential garden where they can forage, albeit the garden will be smaller than the current residential garden. Subject to a planning condition to secure protection measures during construction works (heras fencing, removal of spoil heaps and ecological supervision for works near the sett), the incorporation of badger gates and badger proof fencing into the proposal and a five year monitoring plan, it is considered that the proposal would have an acceptable impact upon badgers. An informative is proposed to advise the applicants, and any future occupier of the dwelling, that a licence from Natural England would be required for the works proposed. Whilst the site is otherwise considered of limited ecological value for other species a condition is recommended to secure ecological enhancements including the provision of a bat box and the use of native species planting. The proposal is therefore considered to be in accordance with policy LP44 of the Gosport Borough Local Plan 2011-2029.

9. The site is not known to be contaminated. However, to ensure that any unexpected contamination is dealt with appropriately during construction a planning condition is recommended in accordance with Policy LP47 of the Gosport Borough Council Local Plan 2011-2029.

10. The hard surfacing of the access road and driveways is considered acceptable in principle. To ensure that the materials will either be permeable or include appropriate surface water run-off routes to ensure that there is no risk of flooding nor unacceptable discharge onto the highway the materials utilised are proposed to be secured via planning condition. This is considered to be in accordance with policy LP45 of the Gosport Borough Local Plan 2011-2029.

11. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum toward infrastructure, services and facilities to secure transport and green infrastructure improvements within Leesland Park, in accordance with Policy LP2 of the Gosport Borough Local Plan 2011-2029. The contributions are required to mitigate the specific impact of the proposed development.

12. The site is located in close proximity to the Portsmouth Harbour Special Protection Area (SPA), Ramsar site and Site of Special Scientific Interest (SSSI). The proposal will introduce five dwellings which is likely to result in increased recreational activity on the coast and a consequential impact on the protected species for which the Portsmouth Harbour SPA, the Solent and Southampton Water SPA and the Chichester and Langstone Harbours SPA are designated. To address this impact, a contribution towards appropriate mitigation has been made. Accordingly, the proposal is considered in accordance with policy LP42 of the Gosport Borough Local Plan 2011 - 2029.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards infrastructure, services and facilities to secure transport and green infrastructure improvements within the locality.

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, must be carried out in accordance with the following approved plans:

L2

5071.SK02

CFA/FULL/SP

CFA/FULL/02

CFA/FULL/02A

RC1

R1Ecological Survey (Eco Support Ltd dated May 2015)

Badger Avoidance and Mitigation Strategy (Eco Support Ltd dated November 2015)

Arboricultural Assessment 0689.bjh.Mar14

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

3. No development above slab level shall commence until details of the external materials to be used have been submitted to and approved, in writing, by the Local Planning Authority. The development must be carried out in accordance with the approved details.

Reason - To preserve the character and appearance of the Conservation Area in accordance with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029, the Gosport Borough Council SPD Design 2014.

4. No development above slab level shall commence until details of materials to be used for hard surfaced areas have been submitted to and approved, in writing, by the Local Planning Authority. The development must be carried out in accordance with the approved details.

Reason - To preserve the character and appearance of the Conservation Area and ensure there is no risk of localised flooding in accordance with Policies LP10, LP12 and LP45 of the Gosport Borough Local Plan 2011-2029 and the Gosport Borough Council SPD Design 2014.

5. No development above slab level shall commence until details of all external boundary treatments (including height and material) have been submitted to and approved, in writing, by the Local Planning Authority. The development must be carried out and retained in accordance with the approved details.

Reason - To preserve/enhance the character and appearance of the Conservation Area in accordance with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029 and the Gosport Borough Council SPD Design 2014.

6. Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no new electricity and telephone lines shall be overground.

Reason - To preserve the character and appearance of the Conservation Area in accordance with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029 and the Gosport Borough Council SPD Design 2014.

7. The development, hereby permitted, must be carried out in accordance with the approved tree protection measures (Root Protection Area Schedule 0689.bjh.Mar14).

Reason - To ensure, during construction works, the protection of trees that are to be retained to preserve the character and appearance of the Conservation Area in accordance with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029.

8. No part of the development shall be occupied until the vehicular access and space for the parking of vehicles and cycles has been provided in accordance with approved plan CFA/FULL/SP. The approved vehicular access and vehicular and cycle parking shall be retained thereafter.

Reason - To safeguard highway safety, ensure that adequate access is provided and ensure that there is adequate provision for the parking of vehicles and cycles is provided and to preserve the Conservation Area in accordance with Policies LP10, LP12 and LP23 of the Gosport Borough Local Plan 2011-2029 and the Gosport Borough Council SPD Parking 2014.

9. No development above slab level shall commence until details (including timing of provision) of how the communal refuse storage area adjacent to the service road is to be demarcated have been submitted to and agreed, in writing, by the Local Planning Authority. The development must be carried out and retained in accordance with the approved details.

Reason - To ensure that adequate refuse collection storage is provided to preserve the character and appearance of the Conservation Area in accordance with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029.

10. If contamination not previously identified is found to be present at the site then no further development or site clearance shall be carried out until a remediation strategy detailing how this unsuspected contamination is to be dealt with has been submitted to and approved, in writing, by the Local Planning Authority. Development shall proceed in accordance with the approved remediation strategy.

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated to ensure that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

11. No development shall commence until a Construction Environmental Management Plan (CEMP) for the development, hereby approved, has been submitted to and approved, in writing, by the Local Planning Authority. The CEMP shall contain details of:

- (a) The location of the site compound and any buildings within it;
- (b) The means of enclosure of the site compound;
- (c) The provisions to be made for the parking of contractors, site operatives, employees and visitors;
- (d) The provision for wheel washing facilities;
- (e) Measures to control the emission of dust and dirt;
- (f) The method and timing of any piling required;
- (g) Measures to prevent adverse impacts to surface water and ground water;
- (h) Any screening or hoarding;
- (i) A lighting strategy;
- (j) How construction vehicles will access the site.

The development must be carried out in accordance with the approved details.

Reason - To safeguard the amenity of occupiers of adjoining properties, highway and pedestrian safety, to preserve the character and appearance of the Conservation Area and to prevent pollution in accordance with Policies LP10, LP22, LP44, LP46 and LP47 of the Gosport Borough Local Plan 2011-2029.

12. The construction of the development, hereby approved, shall not be undertaken except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturday's and at no time on Sundays, Bank Holidays or Public Holidays unless otherwise approved, in writing, by the Local Planning Authority.

Reason - In the interests of the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan 2011-2029.

13. The development, hereby permitted, must be carried out in accordance with the recommendations of Section 6 of the Ecology Survey (Eco Support Ltd dated May 2014) and the recommendations of Sections 7 and 8 of the Badger Avoidance and Mitigation Strategy (Eco Support Ltd dated 18 November 2015) including making future occupiers of the dwellings aware of the presence of badgers.

Reason - To safeguard and enhance habitat for protected species and other species present on the site in accordance with Policies LP42, LP43 and LP44 of the Gosport Borough Local Plan 2011-2029 and the NPPF.

ITEM NUMBER: 04.
APPLICATION NUMBER: 15/00473/FULL
APPLICANT: Mr A Brown
DATE REGISTERED: 24.09.2015

ERECTION OF PART TWO STOREY AND SINGLE STOREY SIDE EXTENSIONS ROOF CANOPY ALTERATIONS TO EXISTING WINDOWS AND DOORS AND ERECTION OF REPLACEMENT DETACHED GARAGE (as amended by plans received 28.10.15)
27 Long Water Drive Gosport Hampshire PO12 2UP

The Site and the proposal

1. The site is located in the southeast corner of Long Water Drive adjacent to the southernmost turning head. The property is a detached two-storey house situated in a corner plot with a wedge shaped garden. The house is constructed from brick with a part tile clad front elevation. The property has a vehicular access from Long Water Drive to the west with its driveway on the north side of the house leading to a garage in the northeast corner of the rear garden. There is an existing hedgerow that extends along the front boundary and along part of the southwest boundary adjacent to number 29.

2. Number 29 to the southwest is a detached two storey dwelling with a side extension forming a garage, located adjacent to the boundary with the application property. The property has windows on its north and south facing elevations. Number 25 is a detached house located to the north which has a conservatory on its rear, east facing elevation and a garage in the rear garden attached to that of the application property. It has a driveway on its southern boundary and windows on its southern elevation at ground and first floor level facing the application site. Beyond number 25 to the north are further detached houses that have their gardens and rear elevations facing south. Those houses are some 29m away with their garden boundaries approximately 15m away. Number 13 is located to the east and is a detached house with extensions on its west and south elevations. Its rear/side garden runs along the eastern boundary of the application property. The side elevation of number 13 is approximately 21m from number 27. To the south and southeast of the property are residential properties within Fort Road with the houses being in excess of 40m from the southern elevation of the existing dwelling.

3. The proposal is for the erection of a two-storey and single storey side extension to the southern elevation, a front canopy, alterations to the windows in the existing house and the erection of a replacement garage. The extension would be set back from the front (west) elevation by 400mm and the two storey element would be an 'L' shape to take account of the angled boundary. The rear elevation of the extension would be two-storey and 8.1m in width. The front part of the two-storey, west facing elevation, would be 4.7m wide, with the remainder of the two-storey element would be set back by 3.4m from this elevation. The roof of the two-storey extension would be hipped and at a lower height than the existing dwelling. The single storey element follows the angle of the boundary and infills the gap between the west and south facing elevations of the 'L' shaped two storey extension and would incorporate a rooflight. The entrance to the property would be via a new front door within the extension, with a canopy over, with the existing front door being replaced by a window. The canopy would extend across the front elevation of the existing building with hipped roofs supported on gallows brackets. At first floor level the windows on the west elevation of the extension would serve a bedroom and en-suite with the windows on the east elevation serving a bedroom and dressing room. No windows are proposed on the south facing elevations at first floor level. Folding doors are proposed at ground floor level in the south elevation of the two-storey element. Within the existing dwelling on the east elevation the existing door would be replaced by a window at ground floor level. On the north elevation of the existing dwelling a ground floor window would be bricked up and a high level first floor window would be increased in depth.

4. The garage would replace that which is currently on site in a similar position. It would be 5.6m wide and 9.2m deep with the roof having a gable on its west facing elevation and a hip on its east facing elevation. The garage would have vehicular access from the existing driveway and windows

and a pedestrian door on its south facing elevation. A w/c is identified within the building. It was shown to be set off the existing adjoining garage wall by 40mm and be 5m in height. Amended plans have been received to reduce the height of the garage to 3.5m and re-position it away from the northern boundary by approximately 150mm. A section of the existing hedging on the western boundary, where it adjoins the highway would be removed to improve access, with the remainder shown to be retained.

5. Samples of the proposed materials have been provided with the application. The ground floor of the extension and existing dwelling, along with the garage, would be rendered with a cinnamon coloured render. The upper floors of the extension and existing dwelling would be clad with a grey/green timber effect cladding.

Relevant Planning History

Nil

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP10
Design

Supplementary Planning Documents:

Gosport Borough Council Parking: Supplementary Planning Document: February 2014

Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Consultations

Environmental Health

No objection.

Response to Public Advertisement

8 letters of objection

Issues raised:

- materials are not appropriate within this area. Gosport Borough Council has consistently required matching materials on the estate
- size of the extension in these materials would be an eyesore
- loss of privacy from windows in the extension and revised window to bedroom 3 in the existing dwelling
- concerned about the garage and proposals containing a toilet and windows and doors on the boundary
- impact the demolition of the garage would have on the stability of the adjoining garage
- construction workers would need to work on neighbouring property to erect garage
- proposed garage overhangs onto adjacent property and no Party Wall Agreement will be given
- building would be within 1m of the boundary with 29 Long Water Drive and would require the removal of Leylandii screening
- limited consultation with surrounding residents

Principal Issues

1. Issues of encroachment, possible damage to adjoining properties, the Party Wall Act and the need for access to adjoining land during construction are private legal matters that cannot be considered in the determination of this application. The public consultation on the original application and the amended plans has been carried out in accordance with Statement of

Community Involvement. There is adequate space available within the curtilage of the property for the three car parking spaces required by the Parking SPD. The main issues for consideration are, therefore, whether the proposals are of an acceptable design in this location and whether they would have a detrimental impact on the amenities of the occupiers of adjoining properties.

2. The setting back of the extension from the front elevation, its 'L' shaped footprint, hipped roof design and location within a corner plot would mean that the proposed two storey extension appears subservient to the main dwelling when viewed from Long Water Drive and the properties to the west. The extensions do not project beyond the front and rear elevations of the existing dwelling and are in excess of 20m from the properties to the east. The reduction in the height of the garage has resulted in a significantly reduced bulk and massing which is considered to be an acceptable design solution within this location. Whilst the extensions are a substantial addition to this property their massing and design would not be harmful to the character and appearance of the area and would comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029 in this respect.

3. As noted above the applicant is seeking to alter the materials to the existing property and match these on the proposed extension. This would be the first notable alteration to the overall appearance of the properties within this location which are of brick construction. Normally in granting planning permission for an extension to a dwelling a condition would be imposed seeking matching materials. Whilst such a condition could be imposed in this instance, planning permission would not be required to render the existing dwelling and install the cladding as indicated as these works would be 'permitted development'. Subsequently any condition on an approval requiring matching materials for the extension would result in the same outcome as agreeing to the materials proposed as part of an approval, if the house materials were changed under the provisions of 'permitted development'. Having regard to this situation it is, therefore, considered appropriate to impose a condition requiring the use of the materials that match the existing dwelling at the time the extension is constructed.

4. Number 29 to the southwest has an existing garage adjacent to the application site and no first floor windows in its east elevation. The proposed extensions are located to the northeast side of this property and would not have a detrimental impact in terms of loss of light or outlook. Similarly, having regard to the siting of the extensions and separation distances, the extensions would not have a detrimental impact on the properties to the east, north, or south in terms of loss of light, or outlook.

5. The alterations to the window at first floor level on the north elevation of the existing dwelling could be carried without planning permission, provided it is obscure glazed and fixed shut to a height of 1.7m above finished floor level, but the proposed plans do not indicate whether this would be the case. The alteration to this window would provide an additional opportunity for an unobstructed direct view into the more private garden of number 25 due to its position. In order to ensure adequate privacy, a condition requiring it to be obscure glazed and fixed to 1.7m above finished floor level is considered appropriate in this instance which would also address the concerns of the occupiers of the properties beyond number 25 to the north. As this window is a secondary window to a bedroom there is an alternative source of light and outlook to this room and such a condition would not have a detrimental impact on its use. The proposed bedroom window in the west elevation faces onto the front garden of number 29 and in view of the oblique angle would not offer harmful views into the front rooms of that property. The first floor en-suite window is within the set back elevation of the extension facing west and if unrestricted could offer views into the areas of the garden of number 29 which is not currently overlooked. In view of the use of this room, it is identified as being obscure glazed on the submitted plans, however, it is considered appropriate to impose a condition regarding its opening also, to protect the privacy of the occupiers of this neighbouring property. Having regard to the existing windows on the east elevation and separation distances to those properties to the east, the first floor windows on the east facing elevation of the extension would not have a harmful impact on the privacy of those properties. Similarly as there are no windows on the first floor side elevation of the proposed extension facing south towards Fort Road, there would be no impact on those properties. Whilst the garage would be located on the boundaries of numbers 13 and 29 the reduction in its height, its hipped roof design on the east

elevation and the separation distances to those houses, mean that it would not have a harmful impact in terms of loss of light or outlook. The provision of a toilet within the garage and the position of the windows and doors, which face south into the applicant's garden would not have harmful impact on the occupiers of adjoining properties.

6. In view of the size of the gardens and separation distances to the adjoining dwellings it is not considered that any activity within the garden that would move closer to the adjacent properties as a result of the extension would be harmful to adjoining occupiers and such use of the garden for incidental purposes falls outside of planning control. Only a part of the existing hedge is identified for removal to improve access with the remainder indicated to be retained, however, permission is not required for its removal and its retention is not required to make this proposal acceptable. The proposal would not have a detrimental impact on the occupiers of adjoining properties in terms of loss of light, outlook, or privacy and would comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029 in this respect.

RECOMMENDATION: Grant Permission

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: 001 Rev D; 002 Rev D; 003 Rev D; 004 Rev B.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

3. The extension hereby permitted shall be undertaken using materials that match in type, colour and texture, as those on the existing dwelling at the time of the extension's construction.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

4. The first floor bedroom window on north elevation of the existing dwelling, and hatched red on the approved plan, shall be non-opening to a height of 1.7m above finished floor level and glazed with obscure glass (minimum of level 3) and shall be retained in that condition.

Reason - To preserve the amenity of the occupiers of adjoining properties, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

5. The first floor en-suite window on the west elevation of the extension hereby approved, and hatched red on the approved plan, shall be non-opening to a height of 1.7m above finished floor level and glazed with obscure glass (minimum of level 3) and shall be retained in that condition.

Reason - To preserve the amenity of the occupiers of adjoining properties, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

ITEM NUMBER: 05.
APPLICATION NUMBER: 15/00309/FULL
APPLICANT: Mr K Uma
DATE REGISTERED: 09.06.2015

ERECTION OF PART SINGLE, PART TWO STOREY REAR EXTENSION (as amended by plans received on 28.08.15)
5 Rosemary Walk Lee-On-The-Solent Hampshire PO13 8JB

The Site and the proposal

1. The application property is an end terrace two storey dwelling located on the northern side of Rosemary Walk. The plot is approximately 26m deep and 4m wide and has a 1.8m high close boarded fence on the common boundary with neighbouring properties. The front of the site is open plan. There is a storage shed within the rear garden of the dwelling. The dwelling is set back from Rosemary Walk by approximately 6m, and the plot backs onto an alleyway that runs along the rear boundaries of nos. 3-17 Rosemary Walk and nos. 4 and 6 Smeeton Road. The property also adjoins an alleyway to its east elevation, and has an allocated garage and a communal parking area.
2. The adjacent dwelling to the west is no. 3 Rosemary Walk which is a two storey mid-terrace with a ground floor door and window on the rear elevation, as well as a first floor bedroom window. There is a 1.8m close boarded fence on the common boundary with this neighbour.
3. The adjacent property to the east is no. 7 Rosemary Walk which is a two storey end of terrace dwelling. There is an alleyway between the application property and this neighbour, and this neighbour has a ground floor window and door, and a first floor bedroom window on the rear elevation. There is a 1.8m close boarded fence on the common boundary of this neighbour and the alleyway.
4. The proposal is for the erection of a part single storey and part two storey rear extension. The ground floor extension would enlarge the existing kitchen into a kitchen/dining room, whilst the first floor extension would provide a third bedroom. An existing first floor bedroom window on the rear elevation will be relocated to facilitate the extension. The ground floor extension would span the entire width of the property (3.9m wide) and would be approximately 3.7m deep, whilst the first floor addition (as amended) would be 3.2m deep and 2.8m wide. The first floor addition will be set in from the boundary with no. 3 to the west by approximately 1m. The extension would have a maximum height of approximately 6m, and an eaves height that is similar to that of the existing dwelling. The extension would be approximately 1.1m from the boundary with no.7 Rosemary Walk to the east, and the proposed first floor bedroom window will be located a minimum of 17.8 m from the rear windows of nos.4 and 6 Smeeton Road. The roof of the proposed extension would be hipped and would slope away from neighbouring properties. A window and door are proposed at ground floor level in the north elevation, whilst at first floor level there will be a bedroom window. The extension would be built of facing brick and roof tiles to match the existing dwelling.
5. Amended plans have been submitted reducing the depth of the first floor extension from approximately 3.7m to 3.2m. The single storey extension would have a lean to roof sloping away from adjoining neighbours. These plans were submitted following concerns raised by neighbours and officers regarding the relationship of the extension to adjoining neighbours, in particular, no. 3 Rosemary Walk.

Relevant Planning History

Nil

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP10

Design

LP23

Layout of Sites and Parking

Supplementary Planning Documents:

Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Gosport Borough Council Parking: Supplementary Planning Document: February 2014

Consultations

Nil

Response to Public Advertisement

6 letters of objection

Issues raised: -

- the proposal is out of character with extensions in the area and is totally incompatible
- would restrict light to all neighbours in the vicinity of the extension, and would restrict natural light in neighbours' gardens
- nothing more than a one storey would be appropriate in this location
- the Gosport Design SPD advises that minimum distance between facing windows to habitable rooms should be 21m
- there are no properties with two storey extensions in the area
- the existing properties are too narrow and small for a large extension as proposed
- most properties in the area have a single storey extension or conservatory extension
- the extension would devalue surrounding properties
- the rear gardens of Rosemary Walk are small and compact and the extension would be completely out of proportion to the remaining properties
- the extension would be visually harmful and currently the area has a neat and tidy row of houses
- neighbours will look into a blank brick wall
- the houses were not built to be family homes, but for single or couple occupancy
- the extension is too large for a dwelling of this size
- there is a risk of major structural disturbance to the adjoining property
- drainage is of concern
- the extension may overlap property boundary
- the closeness of neighbours' door and window openings are not shown and their proximity may be relevant

Principal Issues

1. The applicant has signed Certificate A and confirms that they have full ownership of the application site. The effect of the development on the value of neighbouring properties and land ownership matters, together with concern relating to structural disturbance being caused to neighbours during construction are not material planning considerations. Drainage matters will be dealt with under the Building Regulations. The submitted forms, plans and information is of adequate detail and the plans show the relationships between the properties, and, in conjunction with the site visit, are sufficient to enable the application to be determined. Each application is required to be considered, as submitted, on its merits in light of the relevant national and local planning policies regardless of whether an extension of this nature has been built in the area or not. The main issues in this case, therefore, are the acceptability of the design of the extension, the

impact on the visual amenity of the locality, the amenities of the occupiers of the neighbouring dwellings, and the impact of the development on the safety of users of the highway.

2. The size, scale and mass of the proposed extensions is subservient to the existing dwelling. The proposed design, including the roof design and pitch, is sympathetic to the overall design of the existing dwelling, and, the applicant proposes to use facing brickwork and roof tiles to match the existing dwelling. Given this, it is considered that the proposed extension has been sympathetically designed to assimilate well with the design of the existing dwelling and the established character of the area. Whilst the development will be visible from the alleyway and from neighbouring properties, given its size, sympathetic design, matching materials and rear location, it will not appear out of character with existing development. As such it is considered that the proposed extension will be reasonably integrated into the existing dwelling and the area, and therefore complies with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029 and Supplementary Planning Document, Design Guidance 2014.

3. Given the proximity of the two storey extension to neighbouring properties, in particular nos. 3 and 7 Rosemary Walk, a degree of loss of light and overshadowing will be caused to these neighbouring properties. However, due to the reduced depth of the first floor extension, the set in distance from neighbours, the northern orientation of the extension, and that the roof of the extension would slope away from neighbouring properties, it is considered that the development will have an acceptable impact on the residential amenities of neighbouring properties. As such the development complies with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029 and the Supplementary Planning Document, Design Guidance 2014.

4. The Borough Council's Design Supplementary Planning Guidance states that a separation distance of 21m should be provided between facing habitable room windows. Whilst the proposed development does not meet this dimension, it is considered that no new overlooking will be introduced as a result of the proposed extension, and the development would not unacceptably exacerbate the existing situation. As such it is considered that the development is acceptable and complies with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029 and the Supplementary Planning Document, Design Guidance 2014.

5. The Gosport Borough Parking SPD requirements for a two and three bedroom dwelling are the same (2 spaces per unit for allocated parking) and as such no additional parking space is required for the development. Given this, the proposal is considered to be in accordance with the Gosport Parking SPD 2014, Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

RECOMMENDATION: Grant Permission

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:

5/315/A; and amended plan drawing no. 5/315

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies LP10 of the Gosport Borough Local Plan, 2011 - 2029 and the Supplementary Planning Document, Design Guidance February 2014.

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

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029 and the Supplementary Planning Document, Design Guidance February 2014.

ITEM NUMBER: 06.
APPLICATION NUMBER: 15/00470/FULL
APPLICANT: Mr M Hook Gosport Borough FC
DATE REGISTERED: 17.09.2015

ERECTION OF TWO STOREY REAR EXTENSION TO ENCLOSE EXISTING EXTERNAL STAIRCASE
The Enclosure Privett Park Privett Road Gosport Hampshire

The Site and the proposal

1. The application site is the Gosport Borough Football Club ground which is located to the north of Privett Road and in the southwest corner of Privett Park. The site comprises a single full size football pitch and a number of buildings, including the club house and two spectator stands. The Harry Mizen stand is situated on the eastern side of the site, with the main stand located centrally on the western side of the site. The main stand is a pitched roof structure which is approximately 42m long, 6m wide and approximately 7m high to the ridge and forms part of the western boundary of the site, with untreated corrugated cladding to this west elevation. To the south side of the main stand is an existing single storey flat roofed tea hut, and other buildings. On the north side of the main stand is a two storey building approved for retention under planning application 14/00376/FULL. The building is used for ancillary purposes in connection with the football club. The building is approximately 10.6m long and 4m wide, with a mono pitch roof, being 6.3m high on its eastern elevation and 6.1m high on its western elevation. It is set off of the western boundary by 2m. On its east elevation, the building has a large glazed area at ground and first floor level. The ground floor glazing also provides access to the building with a ramped access in front. On the west elevation is an existing door centrally located at first floor level, with a set of external stairs leading to the ground. Application 14/00376/FULL was considered by the Regulatory Board on 2 December 2014 and two conditions were imposed on the planning permission as follows:

- The alterations, to remove the staircase and close off the first floor west facing door, to the two-storey building (Area A), hereby permitted, shall be carried out within four months of the date of this decision in accordance with Plan reference CFA/FULL/001 and the e-mail from Chris Flint Associates received on 11.11.14. The building shall thereafter be retained in that condition.

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

- The two-storey building (Area A) hereby permitted shall be painted in a matt Dusty Grey (RAL 7037) finish, within four months of the date of this decision and thereafter retained in that condition.

Reason - In the interest of visual amenity and 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.

2. The rear elevation of the building has been partially painted and the stairs on the rear elevation remain. The conditions were not fully complied and the building is the subject of extant Enforcement Notices relating to those conditions. Further action is being held in abeyance, awaiting the outcome of this application and that of 15/00471/FULL relating to the variation of conditions 1 and 2.

3. Beyond this two storey building is a further single storey building, which has a low pitched roof. In the southeast corner of the site is a detached building that forms the clubhouse. There are a number of existing floodlighting columns surrounding the pitch. The site is enclosed for the most part by close boarded fencing. There is an existing hard surfaced area to the southwest corner with a car park situated outside of the fenced site and to the south of the clubhouse building. The site is accessed from Privett Road via an access road. The football club and Privett Park are designated as an area of Open Space within the Gosport Borough Local Plan 2011-2029 and is also within an area identified as a potential feeding site for Brent Geese.

4. To the west of the site is a narrow footpath, linking Privett Road and Wilmott Close, beyond which are the rear gardens of the two storey dwellings fronting Privett Place. The southern side of the site is bordered by the rear boundaries of the two storey properties fronting Privett Road. To the north and east is Privett Park, which is primarily grassed, but includes two single storey buildings.

5. This proposal is for the erection of a two storey rear extension on the west elevation of the existing two storey corporate building. The extension has been designed to enclose the open staircase on the west elevation that was identified for removal under the previous permission. The supporting structure under the stairs would be open with the remainder of the extension clad. The extension would have horizontal metal clad construction, with the cladding shown as narrower than the main building and painted in a matt 'Dusty Grey' colour. It would have a sloping roof at the same pitch as the stairs and a flat roof element over the existing first floor door. A door would also be provided at ground floor level at the base of the stairs. The extension would be approximately 6m in length and 1.3m in depth, with the height being the same as the eaves of the building at 5.6m.

Relevant Planning History

14/00376/FULL - Retention of and further works to existing two storey detached building and retention of single storey detached building - permitted 5.12.14

15/00471/VOC - Variation of conditions 1 and 2 of application 14/00376/full to allow the retention of the external staircase and require painting of the west facing elevation only - pending

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

- LP1
Sustainable Development
- LP10
Design
- LP23
Layout of Sites and Parking
- LP35
Protection of Existing Open Space
- LP44
Protecting Species and Other Features of Nature Conservation Importance
- LP46
Pollution Control

Supplementary Planning Documents:

Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Consultations

Building Control

No objection. Works require Building Regulation approval with consultation with Hampshire Fire and Rescue Service. Drainage provisions, ramps and access to the first floor for the disabled would also be considered under the Building Regulations.

Response to Public Advertisement

Nil

Principal Issues

1. The acceptability of the building's impacts on the existing open space, ecological interests and highway matters were considered acceptable when the Regulatory Board resolved to approve application reference 14/00376/FULL. The proposals do not increase the usable floor area of the building and would not result in any additional impact in this respect. The only issues in this case are, therefore, the impacts of the retention of the stairs and amended painting on the visual amenity of the locality and the amenities of the occupiers of the neighbouring dwellings.

2. The use of the site as a football ground means there are a variety of different ancillary buildings within the site which are generally located around the perimeter of the football pitch. The surrounding park and residential properties have their own distinct character, unrelated to the football ground. The two-storey building is located adjacent to the existing main stand and is a lower structure than the stand itself. This two-storey building has a more modern appearance, with its grey cladding, than the adjacent corrugated clad stand. The support structure of the proposed extension is generally open it is largely screened by the existing boundary treatment to the footpath. Although the proposed extension would be visible from residential properties within Privett Place and from the adjacent footpath, having regard to its context, being viewed against the existing building, and its overall height, the visual impact of the extension is not considered harmful to the appearance of the area. Subject to conditions controlling the materials and to ensure the paint colour matches, the proposal would comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029 in this respect.

3. The proposed extension would be in excess of 21m from the rear elevations of the properties within Privett Place and 1.5m from the footpath and having regard to these separation distances the proposed extension would not have a detrimental impact in terms of loss of light, or outlook, nor would it be overbearing. The extension has been designed to ensure that there is no opportunity for overlooking and it is acceptable in this respect. The provision of the door at ground floor level to prevent unrestricted use of the stairs would prevent additional noise and disturbance from occurring and a mechanism to secure the door's use as an exit only, by preventing its opening from the outside would be secured by planning condition. Subject to the condition the proposal would comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029 in this respect.

RECOMMENDATION: Grant Permission

Subject to the following condition(s):-

1. The development hereby permitted must be begun within a period of 18 months 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: CFA/FULL/001

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

3. Prior to the commencement of works details of the proposed cladding shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

4. The extension hereby permitted shall be finished/painted matt Dusty Grey (RAL 7037) and thereafter retained in that condition.

Reason - In the interest of visual amenity and to protect the amenity of the occupiers of the adjoining properties and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

5. A mechanism to prevent the opening of the 'stair enclosure exit door', as shown on approved plan CFA/FULL/001, from outside of the building shall be submitted to and approved, in writing, by the Local Planning Authority. The door and mechanism shall be installed before first use of the extension hereby permitted and thereafter be retained.

Reason - To protect the amenity of the occupiers of the adjoining properties and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

ITEM NUMBER: 07.

APPLICATION NUMBER: 15/00117/DETS

APPLICANT: Mr Ciaran Shields Our Enterprise Haslar Limited

DATE REGISTERED: 04.08.2015

DETAILS PURSUANT TO 12/00591/OUT - EIA OUTLINE APPLICATION WITH ALL MATTERS RESERVED - MIXED USE DEVELOPMENT INCLUDING DEMOLITION AND PART DEMOLITION OF LISTED BUILDINGS AND BUILDINGS WITHIN A CONSERVATION AREA AND CONVERSION OF EXISTING BUILDINGS AND ERECTION OF NEW BUILDINGS TO COMPRISE 286 NO. RESIDENTIAL UNITS (CLASS C3); A CONTINUING CARE RETIREMENT COMMUNITY CONTAINING A 60NO. BED CARE HOME, COMMUNAL FACILITIES AND 244 NO. SELF-CONTAINED RETIREMENT UNITS (CLASS C2); OFFICES AND BUSINESS UNITS (CLASS B1); A HEALTH CENTRE (CLASS D1); HOTEL (CLASS C1); TEAROOMS AND RESTAURANT/BAR (CLASS A3/A4); CONVENIENCE STORE (CLASS A1); CHURCH, PUBLIC HALL AND HERITAGE CENTRE (CLASS D1) TOGETHER WITH ALTERATIONS TO EXISTING VEHICLE AND PEDESTRIAN ACCESS ARRANGEMENTS, OPEN SPACE PROVISION AND LANDSCAPING AND PARKING (as amplified by email dated 4.7.13 and amplified and amended by letters dated 19.12.13, 10.02.14, 17.3.14 and 7.7.14, emails dated 3.3.14, 19.3.14 and 24.6.14 and plans and information received 12.02.14, 3.3.14, 18.3.14 and 12.5.14)

DETAILS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR PHASE 2 - DEMOLITION OF 3NO BUILDINGS AND CONVERSION OF CANADA BLOCK AND THE ERECTION OF 2NO. BUILDINGS TO PROVIDE 93NO. RETIREMENT APARTMENTS (CLASS C2), CONVERSION OF G BLOCK TO PROVIDE 8NO. RESIDENTIAL UNITS (CLASS C3) AND THE ERECTION OF A 60NO. BED CARE HOME (CLASS C2) WITH ANCILLARY LEISURE FACILITIES AND ASSOCIATED WORKS TO INCLUDE CAR AND CYCLE PARKING, REFUSE STORAGE AND LANDSCAPING (LISTED BUILDINGS AND LISTED PARK IN CONSERVATION AREA) (as amplified and amended by plans and information received 7.10.15, 17.11.15 and 19.11.15)
Royal Hospital Haslar Haslar Road Gosport Hampshire

The Site and the proposal

1. The former Haslar hospital site, dating from the mid 18th Century, covers 24 hectares and, despite having been the subject of a number of additions and alterations, is of significant national historic and archaeological importance, being the first purpose built naval hospital in England. It is within the Haslar Peninsula Conservation Area and contains 13 Listings covering over 70 buildings or structures Listed directly or as curtilage (ie pre dating 1948 and having a direct historic and ancillary relationship with the primary Listed Buildings). The main hospital building and St Luke's Church are Grade II* Listed and the remaining Listed buildings Grade II. The site is also a Grade II Listed Historic Park and contains several thousand burials dating from the mid-18th to mid-19th Century.

2. The main access to the site is from Haslar Road which links the site to the town centre to the north via Haslar Bridge and Alverstoke to the south west. Within the Gosport Borough Local Plan 2011-2029, the site is allocated for mixed use, with medical, health and care facilities noted as the prime uses. The central airing grounds are designated a Site of Importance for Nature Conservation (SINC) and contain a significant population of Autumn Lady's Tresses orchids. These orchids have also populated other open parts of the site. The site also contains bat roosts and a number of badger setts with evidence of associated activity. The site is within approximately 200m of the nationally and internationally important habitats within Portsmouth Harbour which is designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar Site due to its importance for nature conservation, principally with regard to overwintering birds. To the west is the Solent and Southampton Water Special Protection Area and Ramsar site which are of international importance for wading birds. This stretch of coastline is also designated an SSSI and includes the

beach at Lee-on-the-Solent on the basis of its geological importance, particularly in terms of fossil records. Fort Blockhouse lies to the north-east, Blockhouse 3 and QinetiQ and the Listed Gun Boat Sheds are to the west, on the opposite side of Haslar Road, and to the south west is 19th and 20th century housing. The Immigration Centre lies immediately to the south of the site, accessed from Dolphin Way.

3. The use of the site as a hospital ceased in July 2009 and it was purchased from the MoD by the applicants in November 2009. An application for Outline Consent, with all matters reserved, for the hospital site as a whole, reference 12/00591/OUT, was considered by the Regulatory Board on 15 July 2014 where it was resolved to grant Outline Consent, subject to completion of a Section 106 Agreement and various conditions to control the form and timing of the development. The Section 106 Agreement was completed on 25 September 2014 and the Outline Consent was issued on 26 September 2014, concurrently with the related Listed Building Consent. Under the Outline Consent, the principle of a mixed use development was approved, with some demolition and the conversion and erection of new buildings, to provide a Continuing Care Retirement Community, comprising a 60no. bed care home and 244no. Class C2 units of accommodation, together with 286no. residential units (Class C3), offices and business units (Class B1), a health centre (Class D1), hotel (Class C1), tea rooms and restaurant bar (Class A3/4), convenience store (Class A1), church, public hall and heritage centre (Class D1) along with access details, open space and landscaping and parking. With the exception of one Zymotic ward building and a few of the Zymotic hospital outbuildings, the Outline proposals included the proposed repair and refurbishment of all the Listed Buildings on the site.

4. There have been several consents issued in the intervening period to facilitate the occupation of 15 former dwellings on the site for residential purposes. The Reserved Matters for Phase 1, conversion of the main hospital building, were approved on 23 October 2015 and the developer has recently commenced pre-application discussions on the third phase of the development relating to the former Zymotic hospital.

5. This proposal is for the approval of all matters reserved by Condition 5 of the Outline Consent which are the details of access, layout, appearance, scale and landscaping for Phase 2 of the development which has been identified as the land between the south eastern wing of the main hospital and the seafront promenade. This land contains various modern buildings, including the Galley and General Stores and Albert Block, and both G Block and Canada Block: both early 19th Century buildings that are curtilage listed.

6. The area of land defined within the Phase 2 Application was originally developed over a few phases. Prior to the construction of the hospital it was farmland. On initial construction, half of the area was encompassed within the new boundary wall to the hospital site. This area was later subdivided to form airing grounds for patients, and, in time, a covered shelter was added to enable patients to be under cover but in fresh air. The land alongside the coast remained outside of the hospital boundary and was used as recreation ground for students of the Royal Naval College in the 1830s. During the mid-19th Century, the land was landscaped, under the direction of Sir John Richardson, and two artificial earth mounds were constructed on which small summer houses were built for the benefit of the patients. He was also probably responsible for creating the raised earth bank along the site's boundary with the waterfront: again for the benefit of creating accessible sea views accessed via earth ramps. By the start of WW1, 'G Block' had been constructed and 'Insane' patients were moved out of the main hospital into this new 'Mental Hospital'. The building was constructed over two stories from red brick with distinctive horizontal stone bands. It was located within its own walled enclosure with a 19th century summer house on a raised mound adjacent to the seafront. WW1 saw the addition of a timber shelter presented by the Ladies Needlework Guild, again on the seafront, and in 1917 Canada Block was constructed, paid for by the women of Canada and originally opened as staff accommodation. The building is three storeys high and constructed on an H plan from red brick with Portland stone detailing. It suffered bomb damage in WW2. The Airing Grounds were also turned into tennis courts and air raid shelters dug within the landscape.

7. The post war era did not see the demolition of any of these buildings but did see the erosion of the quality and formality of the spaces with the insertion of staff accommodation, gradually infilling the Airing Grounds and the land towards the easternmost corner of the site. This rambling arrangement of inter-connected buildings consisted of staff accommodation within Albert Block, the Galley and General Store, and a high level walkway connecting to the Cross Link and cutting through the parapet of the E-F Link Block. A covered walkway also links the Galley to Canada Block. These modern buildings are brick built over two and three stories with slate roofs and they are of no historic significance. The area north east of Canada Block still retains its mid-Victorian character and layout, defined by a number of mature Holm Oaks. Similarly G Block retains both the mid-Victorian Summer House and earth bank along the edge of the site. Large sections of the original boundary and Airing Ground walls also remain. The summer houses, two shelters on the seafront and two underground air raid shelters remain and are curtilage Listed. The Listed open landscape is characterised by a mix of what used to be more formal spaces within the historic boundary wall, and the more fluid and informal 'parkland' along the seafront and around Canada Block and G Block.

8. The proposal is to remove all of the post-WW2 buildings and redevelop those remaining spaces in a more regular and geometric manner. Three new buildings are proposed to be placed parallel to historic walls and set out to better reflect the more formal layout of the historic buildings. Within the area of the historic Airing Grounds, immediately south east of the E and F main hospital blocks, two new 'L'-shaped, four storey buildings (103 and 104) are proposed to be placed symmetrically balanced: such that the pediment to the E-F Link Block will form a centrepiece of a new 'square'. Opposite this pediment, a path and avenue of small trees would link through to a path running alongside Canada Block and then to the seafront. The buildings are proposed to have shallow-pitched roofs. Selected architectural reference points to the main hospital include the addition of a subtle string course and parapet. The buildings are proposed to be constructed from brick with slate roofs and slender metal framed windows finished in a mid/dark grey with both recessed and expressed balconies to introduce articulation within the elevations. Building 102, in place of Albert Block at the north east corner of the site, similarly follows a formal simplicity of design. It is also four storeys high and is designed to be end-on to the seafront to lessen its visual impact from both the forecourt to the main hospital and the sea.

9. No other new buildings are proposed within this phase. Both Canada Block and G Block are proposed to be converted with minimal external modification. G Block would retain its original padded cell as a feature of historic interest. The new internal partitioning within these buildings seeks to minimise the effect on the historic fabric. The proposed works include the repair and restoration of a number of other historic buildings and features in the area: notably the two early Victorian summer houses, the shelter built for patients to be under cover within the western Airing Ground and the Ladies Needlework Guild shelter of 1917.

10. With regard to the historic landscape, the walls to the Airing Ground are proposed to be retained, with one small modification to allow for a safe sightline at the junction immediately west of the western-most airing ground, adjacent to building 104. The boundary wall to the original hospital site is also proposed to be retained, except for one new access to enable the creation of a north west to south east walk across the middle of the site from the entrance to the seafront. The new buildings are proposed to be placed to better understand and reflect the historic significance of the spaces and enable more appreciation of the historic walls and buildings which have been largely lost through the construction of the post war buildings. The landscaping itself would see the retention of the raised earth bank along the seafront and the mounds on which the summer houses are sited. The Holm Oaks around the eastern of these two summer houses would also be retained. One additional oak is to be lost to accommodate Building 104 but one mature specimen, previously identified to be removed, is being retained adjacent to Building 102. The retention of the mature trees will help reinforce the more open parkland setting of this part of the site, with vistas to the sea retained. New smaller trees are proposed along the main axis roads and semi-formal and semi-private areas of open space will be created around the buildings using low hedging and planting which will also help to restore a sense of landscape hierarchy. The hard landscape proposals comprise a simple pallet, incorporating both traditional and modern materials. Lighting columns will

be black and slender and no more than 6 metres in height. Bollard and mood lighting will also be used in communal areas.

11. The schedule of accommodation provided within this Phase is as follows:-

Building 102 - 4 x 1 bedroom and 21 x 2 bedroom (25 in total) Class C2 retirement units

Building 103 - 4 x 1 bedroom and 28 x 2 bedroom (32 in total) Class C2 retirement units along with 450 square metres of ancillary leisure facilities including a gymnasium and a pool, for use by occupiers of the retirement units on the site

Canada Block - 12 x 1 bedroom and 24 x 2 bedroom (36no in total) Class C2 retirement units

Building 104 - 60 x 1 bedroom Class C2 care home

G Block - 4 x 1 bedroom and 4 x 2 bedroom (8 in total) Class C3 dwellings

12. This Phase will be accessed by vehicle either from the new middle axis leading from the main entrance from Haslar Road, or from the access road linking from Phase 1, running along the south east flank of the hospital. Buildings 103 and 104 will lie immediately to the south east of this road with Canada and G Block and building 102 located to the south east of a further internal, linked access road. There will be pedestrian and cycle links creating permeability through this Phase and linking with the seafront promenade. The detail of the sea wall surfacing and boundary treatment is to be submitted under a separate Reserved Matters application. It is not proposed that any of the site will become adopted highway.

13. Car parking within this Phase will be unallocated and will be located along the access roads and within small courts interspersed with soft planting to minimise their visual impact and maintain focus on the buildings. An overall number of 98 spaces will be provided for this Phase, 9 for G Block, 24 for Canada Block, 16 for Building 102, 27 for Building 103 and 22 for Building 104. Staff car parking for the care home and some visitor parking for this Phase is to be provided within the basement car park approved under the Reserved Matters application for Phase 1 and some further additional parking will be provided within later Phases. Overall parking provision for the site and subsequent management during the construction and operational phases of the development is controlled under a condition on the Outline permission. Long and short stay cycle and mobility scooter parking and refuse storage is proposed within existing and sensitively designed new structures located close to building entry points and incorporated into the landscape scheme. Refuse collection will be by private contract with collections every 3 days.

14. There is a significant population of protected Autumn Lady's Tresses orchids within the grounds of G Block. Any individual plants affected by the proposed landscape works will be translocated as set out within the Ecological Management Plan to be approved under the Outline Consent. There are a significant number of burials within the wider site and although there is no evidence to suggest that burials have taken place within this Phase, this cannot be discounted, and whilst the ground on which the new buildings is already disturbed, there is the possibility of further disturbance to install services. Archaeological investigations will therefore take place following the demolition works to determine if further work is required. This is dealt with within the scheme of archaeological works to be approved under the Outline Consent. Similarly, drainage for this Phase and any works required to the existing sea defence and wave wall will be dealt with under the Outline Consent.

15. This application is supported by a Design and Access Statement, a Conservation Management Plan for Phase 2, Conservation Method Statements and Phase 2 Car and Cycle Parking and Refuse Management Plans. Amended and additional plans and information have been submitted by the applicant to clarify vehicle and pedestrian access, vehicle circulation, turning and servicing arrangements, the proposed car parking and refuse arrangements and management, various details of the proposed new build, elements of the hard landscape scheme and to ensure consistency between the plans and the supporting information. Amendments have also been made to reduce the length of the wall on the south western boundary of the Phase to improve visibility. The applicant has also clarified that the new buildings will be constructed from a soft buff brick with an integrated orange/red mottled finish to settle with and visually relate to the main hospital and the slate used will be natural and the doors to the cycle stores will be hardwood.

16. A related Listed Building application is also under consideration and the developer is currently preparing the details required to be submitted pursuant to the conditions attached to the Outline Consent and the Section 106 Agreement to enable development on the site to commence.

Relevant Planning History

12/00591/OUT - EIA - Outline application with all matters reserved - mixed use development including demolition and part demolition of listed buildings and buildings within a conservation area and conversion of existing buildings and erection of new buildings to comprise 286no. residential units (Class C3); a continuing care retirement community containing a 60no. bed care home, communal facilities and 244no. self-contained retirement units (Class C2); offices and business units (Class B1); a health centre (Class D1); hotel (Class C1); tearooms and restaurant/bar (Class A3/A4); convenience store (Class A1); church, public hall and heritage centre (Class D1) together with alterations to existing vehicle and pedestrian access arrangements, open space provision and landscaping and parking (Listed Buildings And Listed Park In Conservation Area) (as amplified by email dated 4.7.13 and amplified and amended by letters dated 19.12.13, 10.02.14, 17.3.14 and 7.7.14, emails dated 3.3.14, 19.3.14 and 24.6.14 and plans and information received 12.02.14, 3.3.14, 18.3.14 and 12.5.14) - permitted 26.09.14

12/00592/LBA - Listed Building application - demolition and partial demolition of various buildings and walls (Listed Park and Conservation Area) (as amplified and amended by letters dated 10.02.14 and 17.3.14, email dated 3.3.14 and plans and information received 12.02.14, 3.3.14 and 18.3.14) - permitted 26.09.14

15/00142/FULL - demolition of 8 no. buildings (Conservation Area) - permitted 26.06.15

14/00491/DETS - Details pursuant to Outline application 12/00591/OUT - Details of access, layout, appearance, scale and landscaping for Phase 1 - demolition of crosslink and Galley Store attachment and conversion and repair and refurbishment of main hospital building and reinstatement of 2no pavilion buildings to provide 136no. retirement units (Class C2) with ancillary support facilities within continuing care retirement community centre and health facility and construction of underground car park, surface car parking and landscaping (as amended and amplified by plans and information received 12.05.15, 30.07.15, 6.08.15, 10.08.15 and 28.08.15)

14/00492/LBA - Listed Building Application - Demolition, partial demolition, extensions and internal and external alterations to facilitate conversion to retirement apartments (Class C2) with communal facilities and health centre (Class D1) and construction of underground car park (Listed Park and Conservation Area) - permitted 26.10.15

15/00127/LBA - Listed Building Application - demolition of Galley and General Stores, Albert Block and 3no substations and parts of boundary wall and internal and external alterations to facilitate the conversion of Canada Block to provide 36no. retirement apartments (Class C2) and conversion of G Block to provide 8no residential units (Class C3) (as amplified and amended by plans and information received 7.10.15, 17.11.15 and 19.11.15)

Haslar Terrace - Various properties

14/00192/VOC - Variation of conditions 1, 2, 3 to remove reference to temporary consent and removal of condition 4 of planning permission reference K17770 (Listed buildings in Conservation Area) - permitted 26.09.14

15/00023/LBA - Listed Building Application - remove nine infilled blockwork panels in party walls and infill using traditional materials (1-4 Haslar terrace and nos. 11, 12, 13 AND 14) (Conservation Area) - permitted 25.03.15

15/00103/LBA - Listed Building Application - installation of external boiler flue to rear elevation (Conservation Area) (as amended by plans received 02.04.15) - permitted 01.05.15

15/00013/LBA - Listed Building Application - alterations to 1 no. existing ground floor and 1 no. existing first floor fireplaces to allow for installation of wood burning stoves, restoration/repair of 1 no. ground floor fireplace and installation of 2 no. air bricks and chimney cowl (Conservation Area) - permitted 14.05.15

15/00182/LBA - Listed Building Application - installation of rooflight/hatch, sun pipe, 2 no. roof vents, additional window to north elevation and 2no. bathroom vents (Conservation Area) (as amplified by details received 26.5.15) - permitted 11.06.15

15/00174/LBA - Listed Building Application - reconfiguration of internal layout, including removal of internal walls, erection of internal partitions and creation of new openings, installation of boiler flue and 4 no. extract fan outlets to rear elevation and replacement of garage doors (Conservation Area) - permitted 18.06.15

15/00255/LBA - Listed Building Application - alterations to existing fire place opening (Conservation Area) - permitted 21.07.15

15/00297/LBA - Listed Building Application - alterations to 1 no. existing ground floor fireplace to allow for installation of wood burning stove, restoration/repair of 1 no. ground floor fireplace and 2 no. existing first floor fireplaces, refurbishment of 2 no. bathrooms including alterations to existing layouts, installation of external boiler flue vent to rear elevation and replacement external door (Conservation Area) - permitted 11.08.15

15/00273/LBA - Listed Building Application - installation of boiler flue and condensing discharge pipe (Conservation Area) - permitted 11.08.15 (No.13 Residence)

15/00297/LBA - Listed Building Application - alterations to 1 no. existing ground floor fireplace to allow for installation of wood burning stove, restoration/repair of 1 no. ground floor fireplace and 2 no. existing first floor fireplaces, refurbishment of 2 no. bathrooms including alterations to existing layouts, installation of external boiler flue vent to rear elevation and replacement external door (Conservation Area) - permitted 11.08.15 (No.1 The Terrace)

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP11

Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens

LP1

Sustainable Development

LP2

Infrastructure

LP3

Spatial Strategy

LP6

Haslar Peninsula

LP10

Design

LP12

Designated Heritage Assets: Conservation Areas

LP15

Safeguarded Areas

LP21

Improving Transport Infrastructure

LP22

Accessibility to New Development

LP23

Layout of Sites and Parking

LP34

Provision of New Open Space and Improvement to Existing Open Space

LP38

Energy Resources

LP40

Waste and Material Resources

LP41

Green Infrastructure

LP42
International and Nationally Important Habitats
LP43
Locally Designated Nature Conservation Sites
LP45
Flood Risk and Coastal Erosion
LP46
Pollution Control
LP47
Contamination and Unstable Land
LP39
Water Resources
LP44
Protecting Species and Other Features of Nature Conservation Importance
LP24
Housing
LP32
Community, Cultural and Built Leisure Facilities

Supplementary Planning Documents:

Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Gosport Borough Council Parking: Supplementary Planning Document: February 2014
Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014

Consultations

Building Control	Requires Building Regulation approval. Full consultation will be required with the Fire Authority.
Economic Prosperity	No response received.
Environmental Health	No objection.
Housing Strategic	No response received.
Streetscene Leisure & Play	No response received.
Streetscene Parks & Horticulture	The landscape designs provided show a good mix of shrub and tree species in appropriate positions. No objection.
Streetscene Waste & Cleansing	No objection. Adequate provision for waste storage and collection for 3 x weekly private collection arrangements. If private collection ceases storage capacity and refuse collection arrangements will need to be reviewed under the refuse management plan.
Environment Agency (Hants & IOW)	No objection. Flood management measures being dealt with under Outline permission.
Historic England	No objection. Pleased to see the design of Blocks 102, 103 and 104 have been quietened in line with pre-application advice

	provided. Careful consideration needs to be given to quality of materials.
Garden History Society	No response received. Comments deferred to Hampshire Gardens Preservation Trust.
Hampshire Gardens Trust	This application relates to the former airing grounds. It includes some higher grounds for seaward views and former gazebos and brick shelters. The proposals follow the archaeological and historical information to restore as much of the landscape as possible. The new east-west spine road follows an existing pathway and connects existing routes and parking spaces. The new blocks are set out in balanced form. Overall this gives a sense of order to the layout and allows the restoration of the landscape. This scheme is supported as it is based on historical documentation and retains the essential elements and restores many important spaces. The proposals provide for a high quality of detailing and materials and it is hoped that the scheme can be implemented to its full extent.
Southern Water	Positions of sewers on site must be determined before works are commenced. Inadequate capacity for foul and surface water drainage to serve the development at present, informative required. Details of the management of any SUDS will be required.
Twentieth Century Society	No response received.
Georgian Group	No response received.
The Gosport Society	No objection. Disappointed that Block 101 is to be provided at a later stage.
The Victorian Society	No response received.
Hampshire & Isle Of Wight Wildlife Trust	Object due to lack of information.
Crime Prevention & Design	No response received.
Hampshire Fire And Rescue Service	Access for Fire Brigade and water supply and conversion of the buildings being dealt with under the Building Regulations.
HCC Ecology	No additional comments to those provided for Phase 1.
Natural England	No separate Habitat Regulations Assessment undertaken. Impact on European sites should be assessed. Mitigation for recreational disturbance has been agreed under the Outline and details of

	the SANG provision and its management are required.
Royal Society For The Protection Of Birds	Recreational disturbance needs to be assessed.
HCC Education Office	No response received.
Local Highway Authority	No objection. Internal parking layout acceptable. The proposals are unlikely to result in overspill parking on the public highway. Quantum of development and access was considered under the Outline permission.
HCC Local Lead Flood Authority	The Outline application was determined prior to statutory responsibility for surface water drainage commencing. Defer comment to the Environment Agency.
HCC Lighting	No response received.
HCC Landscape Planning & Heritage	Archaeological works dealt with under Outline permission. Overarching Written Scheme of Investigation being prepared for the site as a whole.

Response to Public Advertisement

Nil

Principal Issues

1. This proposal reflects the uses and works proposed for this part of the site, approved, in principle, under the Outline Consent and associated Listed Building application. Matters relating to demolition timing and method, phasing of the development, tree protection, design coding (including materials, parking, refuse, signage, boundary treatment and enhancements to biodiversity), implementation of a Construction Management Plan, surface and foul water drainage, protection of public sewers, land contamination, external lighting, noise mitigation, archaeology, building recording, hours of working and operation of the non Class C2 uses, approval and implementation of the required Ecological Management Plan for the site, car and cycle parking implementation and management, implementation of transport infrastructure, routing and management of construction vehicles, timing of the works to the main access from Haslar Road to improve sight lines, flood risk management, method of ventilation/filtration, timing of landscape works and implementation of refuse and cycle parking provision are all controlled by conditions attached to the Outline Consent. Secured under the Section 106 Agreement are the renovation and refurbishment and management of all Listed buildings on the site and the timing of these works in relation to commencement of the various uses, provision and use of the health facilities, an employment and skills plan, provision and use of the Class C2 residential institution units and the details of the associated care package, mitigation for recreational disturbance, provision and management of the open space and access to the site, including the waterfront walkway, by the public, and the provision for education and transport infrastructure improvements and affordable housing.

2. Traffic generation from the development as a whole and the impact on the surrounding road network was assessed and considered acceptable when the Outline application was approved. Paragraph 126 of the National Planning Policy Framework (NPPF) recognises the desirability of sustaining and enhancing the significance of historic assets and ensuring that they have a viable use, consistent with their conservation. The proposals accord with the uses and parameters

established under the Outline Consent and this wider objective and are appropriate in land use terms and in compliance with Policy LP6 of the Gosport Borough Local Plan 2011-2029.

3. The main issues in this case are, therefore, whether the proposed access, layout, scale, appearance and landscaping details proposed for Phase 2 are acceptable, having regard to the impact on the special historic and architectural character and appearance and integrity of the Listed Buildings and their settings, whether the proposal will preserve or enhance the character and appearance of the Conservation Area and the Listed Historic Park, whether the proposal will prejudice the future redevelopment of the remainder of the site and harm the setting of other adjacent Listed Buildings, whether appropriate provision can be made for car and cycle and mobility scooter parking and refuse storage and collection, the impact on the amenity of existing, prospective and nearby occupiers, and the impact on the interests of archaeology, nature conservation and highway safety.
4. The completion of the amendments to the main vehicle access to the site from Haslar Road to improve visibility and provide an uncontrolled pedestrian crossing point, required before occupation of the development, is controlled under the Outline Consent. The internal road layout and adjacent hard surfaces will provide adequate access, turning provision and permeability through the site for all users and will link into those approved for Phase 1. They also finish at appropriate junctures to link into future Phases. Access points to all of the buildings are appropriately and conveniently located and it is proposed to attach planning conditions to control the detailed design of any ramp structures, including materials used, to ensure the building is accessible by all intended users.
5. The proposed layout and resulting relationship between the buildings and external space, and the provision of the leisure facilities in Building 103, will result in a mixture of active use and passive surveillance to help create a vibrant and safe environment for residents, staff and visitors in an attractive and usable external setting. The development will enhance the pedestrian environment and create safe, well lit and desirable routes with limited gradients through this phase. The layout will result in open vistas of the main hospital and reinforce the original historic symmetry of this part of the site.
6. The layout incorporates adequate provision for motorvehicle, cycle and mobility scooter parking for the proposed uses, with appropriate justification for the resulting ratios, in convenient locations, together with adequate storage provision for refuse. The provision and retention of these facilities for this Phase and the adjacent Phases, and management of the parking within the site as a whole, is controlled by planning condition. There is unlikely to be any overspill parking given the site's enclosed nature and the nature of Haslar Road. If car or cycle parking levels are considered to be a problem in the future, the applicant has demonstrated that there is scope to increase the number of spaces on the site, if required. Again, this will be controlled under the Car Park Management Plan for the site. Alternative arrangements could also be made within the layout if the Local Authority was required to collect the domestic waste from the site in the future.
7. The detailed external repair and refurbishment of Canada and G Blocks, focusing on the enhancement of the main historic and architectural features, is welcomed and the overall height and form and scale of these buildings will be unchanged. The detailed works, including those relating to the new and existing windows and doors will be carefully controlled by planning condition. The works will facilitate the conversions and help secure the long term use and management of these buildings. Internally, the buildings are already altered and the sensitive conversion works proposed will not further harm their historic or architectural significance. The Conservation Management Plan will continue to be a 'live' document and will be revised and updated as works proceed through the Phases and more is understood about the structure and fabric of the buildings.
8. The height, form, scale and proportions of the three new buildings relate well to the setting of Canada Block and G Block and they are subservient in scale to the main hospital. The use of a mottled, buff brick, mixed with some reds, for the new elements will settle the appearance of these new buildings in the context of the main hospital without competing with it. The new buildings have a contemporary feel and the use of appropriate parapet, cornice and string detailing, and openings, will be controlled by condition. Their overall design reflects the formal simplicity of the main

hospital but with a greater proportion of glass to brick which will help the buildings appear appropriately 'light' in form and mass.

9. The landscape proposals are comprehensive and through a mix of traditional and modern materials, the proposals will appropriately reflect the formal military history of the site and at the same time create an attractive and user friendly environment. The open landscaped areas between the buildings and along the seafront will provide high quality areas of usable open space and reinforce a landscape hierarchy. Seaward and landward views will be possible through the spaces between the buildings and the landscape planting. Details of the materials and plant species used within the landscape scheme, and the external lighting, will be controlled by planning condition. The low level, semi-formal planting, closer to the buildings, will help to create more personal, usable areas of open space for residents without interrupting the vistas or harming the setting of the Listed Buildings with the more open parkland setting along the waterfront retained. Harm to the setting of the Listed Building from ancillary structures has been avoided by locating these facilities in secluded areas and integrating them within the landscape scheme.

10. This is a significant development that will eventually contain a mixture of uses and the occupiers of Phase 2 and existing dwellings will be expecting a reasonable level of activity as a result. Conditions are in place on the Outline Consent to protect the amenity of occupiers during the demolition and construction phases of the development and to mitigate noise disturbance when the site is in use and operating. The separation distance between windowed elevations accords with the Design SPD and will result in an acceptable residential environment in terms of levels of light, outlook and privacy for adjacent and prospective occupiers.

11. The Ecological Management Plan and mitigation for recreational disturbance has been secured under the Outline Consent and as the proposals within this application accord with the parameters of the Outline Consent there is no requirement to reassess the impact on the nearby European sites. The Ecological Mitigation Plan for the site will include proposals for biodiversity enhancement and there are no specific measures that will affect the physical form or layout of the development in this phase. There is potential for disturbance to badgers, bats and orchids and mitigation provision is made within the Ecological Management Plan to prevent harm to these protected species.

12. For the above reasons and subject to the above conditions, it is considered that the proposed access, layout, scale, appearance and landscape details for Phase 2 of the development are acceptable. The proposals demonstrate a high standard and quality of architectural design and the proposed demolition, external repairs and mix and quantum of uses will enhance the special historic and architectural features of the existing Listed Buildings and their settings, and the setting of adjacent Listed Buildings and the Listed Park. The proposals will enhance the historic and architectural character and appearance of the Haslar Conservation Area and the wider visual appearance of the area. The proposals will not prejudice the implementation of the remainder of the development or harm the amenities of the occupiers of existing, prospective or neighbouring occupiers, or be detrimental to highway safety and will make adequate provision for car and cycle and mobility scooter parking, archaeology, nature conservation and refuse storage and removal in compliance with Policies LP1, LP2, LP3, LP6, LP10, LP11, LP12, LP15, LP21, LP22, LP23, LP24, LP32, LP34, LP38, LP39, LP40, LP41, LP42, LP43, LP44, LP45, LP46 and LP47 of the Gosport Borough Local Plan 2011-2029.

RECOMMENDATION: Grant Permission

Subject to the following condition(s):-

1. For the purposes of this Reserved Matter Approval the buildings will be referred to as Building 102, Building 103, Building 104, Canada Block and G Block as shown on the approved drawings.
2. No works on the external facade of each building shall commence until elevation and section details of all new external windows, doors and balconies for each respective building, at a scale of

1:10, have been submitted to and approved, in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To protect the features of special historic and architectural interest of the Listed Buildings and the setting of the adjacent Listed Buildings and Park and to preserve the appearance of the Conservation Area and the appearance of the development and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

3. No works to the external facade of Canada Block or G Block, or works above slab level on Buildings 102, 103 and 104, shall commence until details of the design, materials and location of all ducting, extracts, grilles, flues and rainwater goods and the method of fixing for each respective building have been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To protect the features of special historic and architectural interest of the Listed Buildings and the setting of the adjacent Listed Buildings and Park and to preserve the appearance of the Conservation Area and the development and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

4. Details of any external ramp, to include external materials and method of fixing, shall be submitted to and approved, in writing, by the Local Planning Authority before works to construct any such ramp are commenced. The works shall thereafter be carried out in accordance with the approved details.

Reason - To protect the setting of the Listed Buildings and Park and appearance of the development and preserve the character of the Conservation Area and to ensure adequate access to each respective building and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

5. Details of the parapets, window reveals, string courses, cornices and cills for Buildings 102, 103 and 104, to include section and elevation details at a scale of 1:20, shall be submitted to and approved, in writing, by the Local Planning Authority before works above slab level on each respective building are commenced. The works shall thereafter be carried out in accordance with the approved details.

Reason - To protect the setting of the adjacent Listed Buildings and Park and the appearance of the development and to preserve the character and appearance of the development and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

6. No works on any building shall commence until samples of all external facing materials for each respective building, showing the colour and finish, have been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To protect the features of special historic and architectural interest of the Listed Buildings and the setting of the adjacent Listed Buildings and Park and the appearance of the development and to preserve the character and appearance of the Conservation Area and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

7. No works on the external cycle stores, cycle stands, mobility scooter shelters and bin stores shall commence until samples of all external materials, showing the colour and finish, for each respective building have been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To protect the setting of the Listed Buildings and Park and the appearance of the development and preserve the character and appearance of the Conservation Area and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

8. No works on Buildings 102, 103 or 104 shall commence until a sample brick panel of at least 1m by 1m, clearly illustrating the type of bricks and method of bonding and construction and pointing, has been provided on the site and approved, in writing, by the Local Planning Authority for each respective building. The panel should be constructed in a place where it can be seen in full natural light. The works shall thereafter be carried out in accordance with the approved sample panel for each building.

Reason - To protect the setting of the adjacent Listed Buildings and Park and the appearance of the development and to preserve the character of the Conservation Area and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

9. No external lighting shall be fixed to any building until details of the external lighting for each respective building have been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and retained thereafter.

Reason - To protect the features of special historic and architectural interest of the Listed Buildings and Park their settings and the appearance of the development and to preserve the character and appearance of the Conservation Area and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

10. Details of the hard landscaping works for this Phase shall be submitted to and approved, in writing, by the Local Planning Authority before works on buildings 102, 103 and 104 proceed above slab level. These details shall include hard surfacing materials, boundary treatment, and method for identifying car park spaces. The works shall thereafter be carried out in accordance with the approved details unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - To protect the setting of the Listed Buildings and Park and the appearance of the development and preserve the character and appearance of the Conservation Area and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

11. Details of the soft landscaping works for this Phase shall be submitted to and approved, in writing, by the Local Planning Authority before works on buildings 102, 103 and 104 proceed above slab level. These details should include a planting scheme showing species, numbers, densities, heights and a future maintenance scheme. The works shall thereafter be carried out in accordance with the approved details unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - To protect the setting of the Listed Buildings and Park and the appearance of the development and to preserve the character and appearance of the Conservation Area and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

12. No works above slab level on buildings 102, 103 and 104 shall commence until a timetable for the implementation of the approved hard and soft landscape schemes has been submitted to and approved, in writing, by the Local Planning Authority. The hard and soft landscape schemes shall thereafter be carried out in accordance with the approved timetable unless otherwise agreed, in writing, by the Local Planning Authority. 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 - To protect the setting of the Listed Buildings and Park and the appearance of the development and to preserve the character and appearance of the Conservation Area and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

13. Details of the new reformed piers and walls at the southern end of the existing wall to the Airing Ground west of Building 104 and to create the new entrance adjacent to Canada Block, to include section and elevation details at 1:20, shall be submitted to and approved, in writing, by the Local Planning Authority before works on each respective section of wall are commenced. The works shall be carried out before any part of the development within this Phase is first brought into use.

Reason - To protect the features of special historic and architectural interest of the Listed walls and the setting of the adjacent Listed buildings and Park and the appearance of the development and to preserve the character and appearance of the Conservation Area and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

14. No building within this Phase shall be brought into use until the refuse storage and collection facilities for each respective building, hereby approved, have been provided and made available for use. The approved facilities shall be retained thereafter unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - To ensure adequate refuse storage and removal provision is made and to protect the setting of the Listed Buildings and Park and the appearance of the development and to preserve the character and appearance of the Conservation Area and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

15. No building shall be brought into use within this Phase until the approved car and motorcycle and long and short stay cycle and mobility scooter parking provision for each building has been provided. The approved parking provision shall be retained thereafter, unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - To ensure that satisfactory parking provision is available and to protect the setting of the Listed Buildings and Park and the appearance of the area and to preserve the character and appearance of the Conservation Area and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan, 2011-2029.

16. The ancillary leisure facilities, hereby approved, within Building 103 shall not be used by any persons other than those occupying the Class C2 retirement units on the site.

Reason - To protect the amenities of the occupiers of Building 103 and the amenities of occupiers of adjacent properties and to control any change in parking requirements for this part of the site and to comply with Policy LP10 of the Gosport Borough Local Plan, 2011-2029.

17. The development hereby permitted shall be carried out in accordance with the following approved plans, documents and method statements:

- update on final list of approved plans to be provided

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

ITEM NUMBER: 08.
APPLICATION NUMBER: 15/00127/LBA
APPLICANT: Mr Ciaran Shields Our Enterprise Haslar Limited
DATE REGISTERED: 04.08.2015

LISTED BUILDING APPLICATION - DEMOLITION OF GALLEY AND GENERAL STORES, ALBERT BLOCK AND NO.3 SUBSTATION AND PART OF BOUNDARY WALL AND INTERNAL AND EXTERNAL ALTERATIONS TO FACILITATE THE CONVERSION OF CANADA BLOCK TO PROVIDE 36NO. RETIREMENT APARTMENTS (CLASS C2) AND CONVERSION OF G BLOCK TO PROVIDE 8NO. RESIDENTIAL UNITS (CLASS C3) (LISTED PARK IN CONSERVATION AREA) (as amplified and amended by plans and information received 7.10.15, 17.11.15 and 19.11.15)
Royal Hospital Haslar Haslar Road Gosport Hampshire

The Site and the proposal

1. The former Haslar hospital site, dating from the mid 18th Century, covers 24 hectares and, despite having been the subject of a number of additions and alterations, is of significant national historic and archaeological importance, being the first purpose built naval hospital in England. It is within the Haslar Peninsula Conservation Area and contains 13 Listings covering over 70 buildings or structures Listed directly or as curtilage (ie pre dating 1948 and having a direct historic and ancillary relationship with the primary Listed Buildings). The main hospital building and St Luke's Church are Grade II* Listed and the remaining Listed buildings Grade II. The site is also a Grade II Listed Historic Park and contains several thousand burials dating from the mid-18th to mid-19th Century.
2. The main access to the site is from Haslar Road which links the site to the town centre to the north via Haslar Bridge and Alverstoke to the south west. Within the Gosport Borough Local Plan 2011-2029, the site is allocated for mixed use, with medical, health and care facilities noted as the prime uses. Fort Blockhouse lies to the north-east, Blockhouse 3 and QinetiQ and the Listed Gun Boat Sheds are to the west, on the opposite side of Haslar Road, and to the south west is 19th and 20th century housing. The Immigration Centre lies immediately to the south of the site, accessed from Dolphin Way.
3. The use of the site as a hospital ceased in July 2009 and it was purchased from the MoD by the applicants in November 2009. An application for Outline Consent, with all matters reserved, for the hospital site as a whole, reference 12/00591/OUT, was considered by the Regulatory Board on 15 July 2014 where it was resolved to grant Outline Consent, subject to completion of a Section 106 Agreement and various conditions to control the form and timing of the development. The Section 106 Agreement was completed on 25 September 2014 and the Outline Consent was issued on 26 September 2014, concurrently with the related Listed Building Consent. Under the Outline Consent, the principle of a mixed use development was approved, with some demolition and the conversion and erection of new buildings, to provide a Continuing Care Retirement Community, comprising a 60no. bed care home and 244no. Class C2 units of accommodation, together with 286no. residential units (Class C3), offices and business units (Class B1), a health centre (Class D1), hotel (Class C1), tea rooms and restaurant bar (Class A3/4), convenience store (Class A1), church, public hall and heritage centre (Class D1) along with access details, open space and landscaping and parking. With the exception of one Zymotic ward building and a few of the Zymotic hospital outbuildings, the Outline proposals included the proposed repair and refurbishment of all the Listed Buildings on the site.
4. There have been several consents issued in the intervening period to facilitate the occupation of 15 former dwellings on the site for residential purposes. The Reserved Matters for Phase 1, conversion of the main hospital building, were approved on 23 October 2015 and the developer has recently commenced pre-application discussions on the third phase of the development relating to the former Zymotic hospital.

5. This proposal is for Listed Building Consent for works to the various Listed buildings within Phase 2 which has been identified as the land between the south eastern wing of the main hospital and the seafront promenade. This land contains both G Block and Canada Block: both early 19th Century buildings that are curtilage listed and various Listed walls.

6. The area of land defined within the Phase 2 Application was originally developed over a few phases. Prior to the construction of the hospital it was farmland. On initial construction, half of the area was encompassed within the new boundary wall to the hospital site. This area was later subdivided to form airing grounds for patients, and, in time, a covered shelter was added to enable patients to be under cover but in fresh air. The land alongside the coast remained outside of the hospital boundary and was used as recreation ground for students of the Royal Naval College in the 1830s. During the mid-19th Century, the land was landscaped, under the direction of Sir John Richardson, and two artificial earth mounds were constructed on which small summer houses were built for the benefit of the patients. He was also probably responsible for creating the raised earth bank along the site's boundary with the waterfront: again for the benefit of creating accessible sea views accessed via earth ramps. By the start of WW1, 'G Block' had been constructed and 'Insane' patients were moved out of the main hospital into this new 'Mental Hospital'. The building was constructed over two stories from red brick with distinctive horizontal stone bands. It was located within its own walled enclosure with a 19th century summer house on a raised mound adjacent to the seafront. WW1 saw the addition of a timber shelter presented by the Ladies Needlework Guild, again on the seafront, and in 1917 Canada Block was constructed, paid for by the women of Canada and originally opened as staff accommodation. The building is three storeys high and constructed on an H plan from red brick with Portland stone detailing. It suffered bomb damage in WW2. The Airing Grounds were also turned into tennis courts and air raid shelters dug within the landscape.

7. The post war era did not see the demolition of any of these buildings but did see the erosion of the quality and formality of the spaces with the insertion of staff accommodation, gradually infilling the Airing Grounds and the land towards the easternmost corner of the site. This rambling arrangement of inter-connected buildings consisted of staff accommodation within Albert Block, the Galley and General Store, and a high level walkway connecting to the Cross Link and cutting through the parapet of the E-F Link Block. A covered walkway also links the Galley to Canada Block. These modern buildings are brick built over two and three stories with slate roofs and they are of no historic significance. The area north east of Canada Block still retains its mid-Victorian character and layout, defined by a number of mature Holm Oaks. Similarly G Block retains both the mid-Victorian Summer House and earth bank along the edge of the site. Large sections of the original boundary and Airing Ground walls also remain. The summer houses, two shelters on the seafront and two underground air raid shelters remain and are curtilage Listed. The Listed open landscape is characterised by a mix of what used to be more formal spaces within the historic boundary wall, and the more fluid and informal 'parkland' along the seafront and around Canada Block and G Block.

8. The overall proposal is to remove all of the post-WW2 buildings and redevelop those remaining spaces in a more regular and geometric manner. Three new buildings are proposed to be placed parallel to historic walls and set out to better reflect the more formal layout of the historic buildings. Within the area of the historic Airing Grounds, immediately south east of the E and F main hospital blocks, two new 'L'-shaped, four storey buildings (103 and 104) are proposed to be placed symmetrically balanced: such that the pediment to the E-F Link Block will form a centrepiece of a new 'square'. Opposite this pediment, a path and avenue of small trees would link through to a path running alongside Canada Block and then to the seafront. The buildings are proposed to have shallow-pitched roofs. Selected architectural reference points to the main hospital include the addition of a subtle string course and parapet. The buildings are proposed to be constructed from brick with slate roofs and slender metal framed windows finished in a mid/dark grey with both recessed and expressed balconies to introduce articulation within the elevations. Building 102, in place of Albert Block at the north east corner of the site, similarly follows a formal simplicity of design. It is also four storeys high and is designed to be end-on to the seafront to lessen its visual impact from both the forecourt to the main hospital and the sea.

9. Listed Building Consent is being sought for the demolition of the attached modern buildings and two sections of Listed Wall and the conversion of Canada Block and G Block with minimal external modification. G Block would retain its original padded cell as a feature of historic interest. The new internal partitioning within these buildings seeks to minimise the effect on the historic fabric. The proposed works include the repair and restoration of a number of other historic buildings and features in the area: notably the two early Victorian summer houses, the shelter built for patients to be under cover within the western Airing Ground and the Ladies Needlework Guild shelter of 1917.

10. With regard to the historic landscape, the walls to the Airing Ground are proposed to be retained, with one small modification to allow for a safe sightline at the junction immediately west of the western-most airing ground, adjacent to building 104. The boundary wall to the original hospital site is also proposed to be retained, except for one new access to enable the creation of a north west to south east walk across the middle of the site from the entrance to the seafront.

11. The schedule of accommodation provided within the Listed Buildings is as follows:-

Canada Block - 12 x 1 bedroom and 24 x 2 bedroom (36 no in total) Class C2 retirement units

G Block - 4 x 1 bedroom and 4 x 2 bedroom (8 in total) Class C3 dwellings

12. This application is supported by a Conservation Management Plan for Phase 2 and Conservation Method Statements. Amendments have been made to reduce the length of the wall on the south western boundary of the Phase to improve visibility.

13. A related Reserved Matter approval is also under consideration and the developer is currently preparing the details required to be submitted pursuant to the conditions attached to the Outline Consent and the Section 106 Agreement to enable development on the site to commence.

Relevant Planning History

12/00592/LBA - Listed Building Application - demolition and partial demolition of various buildings and walls (Listed Park and Conservation Area) (as amplified and amended by letters dated 10.02.14 and 17.3.14, email dated 3.3.14 and plans and information received 12.02.14, 3.3.14 and 18.3.14) - permitted 26.09.14

14/00492/LBA - Listed Building Application - demolition, partial demolition, extensions and internal and external alterations to facilitate conversion to retirement apartments (Class C2) with communal facilities and health centre (Class D1) and construction of underground car park - Phase 1 (Listed Park and Conservation Area) - permitted 26.10.15

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP11

Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens

Consultations

Historic England

No objection. Pleased to see the design of Blocks 102, 103 and 104 have been quietened in line with pre-application advice provided. Careful consideration needs to be given to quality of materials.

Garden History Society

No response received. Comments deferred

	to Hampshire Gardens Preservation Trust.
Hampshire Gardens Trust	This application relates to the former airing grounds. It includes some higher grounds for seaward views and former gazebos and brick shelters. The proposals follow the archaeological and historical information to restore as much of the landscape as possible. The new east-west spine road follows an existing pathway and connects existing routes and parking spaces. The new blocks are set out in balanced form. Overall this gives a sense of order to the layout and allows the restoration of the landscape. This scheme is supported as it is based on historical documentation and retains the essential elements and restores many important spaces. The proposals provide for a high quality of detailing and materials and it is hoped that the scheme can be implemented to its full extent.
Twentieth Century Society	No response received.
Georgian Group	No response received.
The Gosport Society	No objection. Disappointed that Block 101 is to be provided at a later stage.
The Victorian Society	No response received.

Response to Public Advertisement

Nil

Principal Issues

1. Paragraph 126 of the National Planning Policy Framework (NPPF) recognises the desirability of sustaining and enhancing the significance of historic assets and ensuring that they have a viable use, consistent with their conservation. The proposals reflect and amplify the works proposed for this part of the site under the Outline approval and associated Listed Building consent. Matters relating to demolition timing and method, phasing of the development, external lighting, archaeology, building recording, method of ventilation/filtration and timing of landscape works are controlled by conditions attached to the Outline consent. The submission of a site wide Conservation Management Plan and the protection and repair methodologies and the timing of the repair and refurbishment of all the Listed Buildings on the site are controlled under the related Section 106 Agreement. The main issue in this case is, therefore, the impact of the proposals on the special historic and architectural character and appearance of the Listed buildings.

2. The detailed external repair and refurbishment of Canada and G Blocks, focusing on the enhancement of the main historic and architectural features, is welcomed and the overall height and form and scale of these buildings will be unchanged. The detailed external works, including those relating to the new and existing windows and doors will be carefully controlled by planning condition. The works will facilitate the conversions and help secure the long term use and management of these buildings. Internally, the buildings are already altered and the sensitive conversion works proposed will not further harm their historic or architectural significance. The nature and timing of the works to the Listed walls will be controlled by planning conditions. The Conservation Management Plan will continue to be a 'live' document and will be revised and

updated as works proceed through the Phases and more is understood about the structure and fabric of the buildings. The modern buildings to be demolished have no architectural or historic significance and therefore their removal is acceptable.

3. For the above reasons and subject to the above conditions, it is considered that the proposed demolitions and conversion works and external repairs will enhance the special historic and architectural features of the existing Listed Buildings in compliance with Policy LP11 of the Gosport Borough Local Plan 2011-2029.

RECOMMENDATION: Grant Listed Building Consent

Subject to the following condition(s):-

1. For the purposes of this Listed Building Consent the buildings will be referred to as Building 102, Building 103, Building 104, Canada Block and G Block as shown on the approved drawings.

2. No works on the external facade of Canada or G Block shall commence until elevation and section details of the new external windows and doors for each respective building, at a scale of 1:10, have been submitted to and approved, in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To protect the features of special historic and architectural interest of the Listed Buildings and the setting of the adjacent Listed Buildings and Park and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011-2029.

3. No works to the external facade of Canada Block or G Block shall commence until details of the design, materials and location of all ducting, extracts, grilles, flues and rainwater goods and the method of fixing for each respective building have been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To protect the features of special historic and architectural interest of the Listed Buildings and the setting of the adjacent Listed Buildings and Park and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011-2029

4. Details of any external ramp, to include external materials and method of fixing, shall be submitted to and approved, in writing, by the Local Planning Authority before works to construct any such ramp are commenced. The works shall thereafter be carried out in accordance with the approved details.

Reason - To protect the setting of the Listed Buildings and Park and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011-2029.

5. No works on Canada or G Block shall commence until samples of all external facing materials for each respective building, showing the colour and finish, have been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason - To protect the features of special historic and architectural interest of the Listed Buildings and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011-2029.

6. No external lighting shall be fixed to Canada or G Block until details of any external lighting for each respective building have been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and retained thereafter.

Reason - To protect the features of special historic and architectural interest of the Listed Buildings and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011-2029.

7. Details of the new reformed piers and walls at the southern end of the existing wall to the Airing Ground west of Building 104 and to create the new entrance adjacent to Canada Block, to include section and elevation details at 1:20, shall be submitted to and approved, in writing, by the Local

Planning Authority before works on each respective section of wall are commenced. The works shall be carried out before any part of the development within this Phase is first brought into use.

Reason - To protect the features of special historic and architectural interest of the Listed walls and to comply with Policy LP11 of the Gosport Borough Local Plan, 2011-2029.

8. The development hereby permitted shall be carried out in accordance with the following approved plans, documents and method statements:

- update on final list of approved plans to be provided

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP11 of the Gosport Borough Local Plan 2011-2029.

ITEM NUMBER: 09.
APPLICATION NUMBER: 15/00547/VOC
APPLICANT: Mr Kevin Jones Tidebank UK Limited
DATE REGISTERED: 23.10.2015

VARIATION OF CONDITIONS 2 AND 11 OF PLANNING PERMISSION 15/00247/FULL TO AMEND APPROVED SITE LAYOUT AND SOFT LANDSCAPING SCHEME (as amended by information received 09.11.15 and 17.11.15)
Daedalus Park Lee On The Solent Hampshire PO13 9FU

The Site and the proposal

1. The application site is located within an area allocated for mixed use development at Daedalus. The site is towards the eastern end of the allocated area with the married quarters residential development to the east and the Barratts housing development to the south. To the north is the existing access road (which has consent under 15/00009/FULL to be upgraded as part of the east-west spine road) with the airfield beyond. The site has a flat topography and is predominately clear of vegetation and any structures. The site is outside, but abuts the boundary of, the wider Daedalus site that has a resolution to grant permission for a comprehensive mixed use development (11/00282/OUT). The application site is located within the Solent Enterprise Zone.
2. Planning permission was granted in October 2015, under reference 15/00247/FULL, for the erection of seven two-storey buildings, totaling 8,947m², for either B1 (business), B2 (general industry) or B8 (storage or distribution) use. The proposal is to vary conditions 2 and 11 of the permission to amend the previously approved site layout and soft landscaping scheme.
3. The approved layout would be amended by rotating the two buildings in the centre of the site (named Diligence and Eagle) by 180 degrees so that their longest span is west-east. This would necessitate minor changes to the internal road layout to accommodate the new position of the buildings. The landscaping scheme would be amended so that the previously proposed planted areas to the north of the buildings (facing the airfield) would now be grassed. The remainder of the soft landscaping scheme facing the adjoining dwellings would be unchanged.
4. The remainder of the application is proposed the same as approved in October 2015.

Relevant Planning History

15/00247/FULL - Erection of 7 no. two-storey buildings (B1/B2/B8 use) with associated car parking and landscaping - permitted 21.10.15

11/00282/OUT - Employment-led mixed use scheme including up to 69,992 sqm of commercial floor space in new buildings and re-use of existing buildings (use classes b1, b2 and b8); up to 1,075 sqm of retail (use classes a1, a2, a3 and/or a4); up to 200 residential units (use class c3); up to 32 units of care accommodation (use class c2); up to 1,839 sqm of community uses (use class d1); up to 8,320 sqm of hotel use (use class c1); up to 2,321 sqm of leisure (use class d2); new and upgraded vehicular and pedestrian access arrangements; hard standing and car parking; open space provision; landscaping; and associated works. (works affecting listed buildings/conservation area (in part)) (as amended by revised design and access statement, amended plans, second addendum to environmental statement, appropriate assessment screening report, transport assessment supplementary technical response, delivery and service plan, and framework travel plan - resolution to grant permission subject to conditions and the completion of the related section 106 agreement 29.03.12

10/00019/EXT - Renewal of planning permission to extend the time limit for implementation of phase 2 - outline application - erection of 300 units to provide officers and other rank married quarters - refused 21.02.11

04/00770/DETS - Erection of 148 no. officers and other ranks married quarters (phase 1) - permitted 04.02.05

01/00655/OUT - Erection of 300 Units to provide Officers and other ranks married quarters - permitted 26.10.04

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

- LP1
Sustainable Development
- LP2
Infrastructure
- LP3
Spatial Strategy
- LP5
Daedalus
- LP10
Design
- LP16
Employment Land
- LP17
Skills
- LP22
Accessibility to New Development
- LP23
Layout of Sites and Parking
- LP42
International and Nationally Important Habitats
- LP43
Locally Designated Nature Conservation Sites
- LP44
Protecting Species and Other Features of Nature Conservation Importance
- LP45
Flood Risk and Coastal Erosion
- LP46
Pollution Control
- LP47
Contamination and Unstable Land
- LP21
Improving Transport Infrastructure

Supplementary Planning Documents:

- Gosport Borough Council Parking: Supplementary Planning Document: February 2014
- Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014
- Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014
- Hampshire County Council Transport Contributions Policy: A New Approach to Calculating Transport Contributions in Hampshire September 2007
- Gosport Borough Council Policy Guidance Note: Securing Employment and Training Measures through planning obligations April 2012

Consultations

HCC Local Lead Flood Authority

No objection.

BAA Safeguarding	No response received.
Civil Aviation Authority	No response received.
Environment Agency (Hants & IOW)	No objection.
Natural England	No objection.
Southern Water	There is currently inadequate capacity in the local drainage network. Request a condition to ensure that the drainage network is improved as part of the proposal.
Scottish And Southern Energy	No response received.
HCC Landscape Planning & Heritage	No objection subject to condition requiring a programme of archaeological investigation and recording.
HCC Ecology	No objection.
Fareham LPA	No objection.
Local Highway Authority	No objection.
Streetscene Waste & Cleansing	No objection.
Environmental Health	No objection subject to conditions requiring further investigation of unexploded ordnance, radiation and hydrocarbon contamination.
Economic Prosperity	No objection.

Response to Public Advertisement

1 letter of objection.

Issues raised:-

- the impact of the proposed buildings upon the amenity of the occupiers of the adjoining residential dwellings by reason of overlooking, loss of light and loss of outlook as a result of the close proximity of the proposed buildings
- the impact of the proposed buildings upon the amenity of the occupiers of the adjoining residential dwellings during the construction process by reason of dust, noise, overlooking and other pollution
- restrictions should be placed on the operating hours of the proposed units
- construction traffic should not access the site via Bayntun Drive
- there should be planting behind the proposed unit known as Centaur
- the increase in traffic on the local highway network
- how will the site be maintained

Principal Issues

1. With the exception of the rotation of two central buildings and amending the proposed soft landscaping scheme the proposal is the same as that approved in 2015. Therefore, with the exception of the potential impact of the proposed changes, the impact upon the amenity of the adjoining residential dwellings (both during construction and once occupied) with regard to overlooking, loss of outlook, loss of light, dust, noise and other pollution, the appropriate hours of operation, the maintenance of the site and the impact upon the local highway network would be the same as that already approved. As that permission could be implemented, and therefore represents

a strong fall-back position, the main issues for consideration with this application are the differences between the two proposals and the impact they may have upon the character and appearance of the area, the amenity of occupiers of the adjacent residential dwellings and highway safety.

2. It is considered that the proposed amended orientation of the central buildings would have no greater impact upon the amenity of occupiers of the adjacent residential dwellings than the October 2015 permission as they are separated by an intervening building. It is considered that the amended layout would have an acceptable impact upon highway safety whilst there would be an acceptable impact upon the character and appearance of the area. Therefore, the amended orientation of the two buildings is considered acceptable in accordance with policies LP10, LP23 and LP46 of the Gosport Borough Local Plan 2011-2029.

3. The amendment to the proposed soft landscaping scheme is considered to be in keeping with the character of the site (adjacent to an airfield which has little planting). As approved in the October 2015 application there remains no planting between the adjoining residential dwellings and the building known as Centaur. The proposal is therefore considered to be in accordance with policy LP10 of the Gosport Borough Local Plan 2011-2029.

4. Since the October 2015 permission the applicant has submitted information that was previously required by planning condition with regard to parking, external materials, boundary treatments, foul and surface water drainage, contamination, construction management (including that construction traffic would not access the site via Bayntun Drive) and employment and training measures. Therefore, it is appropriate to amend or remove previously imposed conditions 7, 8, 10, 13, 15, 18 and 22 to reflect the submission of this information and, where appropriate, require works to be carried out and retained in accordance with the submitted information. All the other previously imposed conditions are recommended to be re-imposed including restrictions on hours of deliveries and the operation of machinery and a condition to ensure that there is adequate drainage capacity for the development to be served prior to the commencement of development.

6. As per the October 2015 permission the applicant has agreed to enter into a Section 106 agreement to pay a contribution towards the provision of transport infrastructure to be spent on improving cycle routes in the vicinity to improve connectivity and provide improved options for travel. This is in accordance with policies LP2 and LP21 of the Gosport Local Plan 2011-2029.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision of transport infrastructure to be spent on improving cycle routes in the vicinity to improve connectivity and provide improved options for travel.

Subject to the following condition(s):-

1. The development, hereby permitted, must begin by 21 October 2018.

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

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

15002 01 B Site location plan
15002 02 B Block plan
15002 11 F Proposed site plan - amended
15010 100 P1 Site plan
15002 12 C Boundary treatment drawing
15002 13 D Access road / pedestrian footpath materials

15002 20 B Albion floorplans
15002 21 C Bulwark and Centaur floorplans
15002 22 B Diligence and Eagle floorplans
15002 23 B Fearless and Glorious floorplans
15002 25 B Albion roof plan
15002 26 C Bulwark and Centaur roof plans
15002 27 B Diligence and Eagle roofplans
15002 28 B Fearless roofplan
15002 30 C Albion sections and elevations
15002 31 C Bulwark sections and elevations
15002 32 E Centaur sections and elevations
15002 33 C Diligence sections and elevations
15002 34 C Eagle sections and elevations
15002 35 C Fearless sections and elevations
15002 36 E Glorious sections and elevations
ID615.01D Soft landscape proposals

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP1 of the Gosport Borough Local Plan 2011-2029.

3. The development, hereby permitted, must not be used for any use except those within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes)(Amendment)(England) Order 2015.

Reason - To ensure that the development, hereby permitted, is only used for appropriate uses in accordance with Policy LP5 of the Gosport Borough Local Plan 2011-2029.

4. No noise produced by machinery located within the development, hereby permitted, shall exceed 5dB Leq90 above the ambient noise level (when measured at the boundary of the site) except for between the hours of 08:00 and 18:00 Monday to Friday and 09:00 to 13:00 Saturdays.

Reason - To protect the amenity of neighbouring residential properties in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

5. No external plant equipment (including ventilation and extraction equipment) shall be installed until details (including hours of operation and noise emission levels) have been submitted to and approved, in writing, by the Local Planning Authority. External plant equipment must be installed and maintained in accordance with the approved details.

Reason - To protect the amenity of neighbouring residential properties in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no additional windows, doors or openings, other than those hereby permitted, shall be inserted into the east elevation of the building known as Centaur, east elevation of the building known as Fearless or south elevation of the building known as Glorious (as shown on approved plan no. 15002 11 F).

Reason - To protect the amenity of neighbouring residential properties in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

7. External signage shall only be located within the areas marked on approved plans 15002 30 C, 15002 31 C, 15002 32 E, 15002 33 C, 15002 34 C, 15002 35 C and 15002 36 E unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To safeguard the character of the area in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

8. The development shall be undertaken in accordance with the external materials and surface materials set out on approved plans 15002 30 C Albion sections and elevations, 15002 31 C Bulwark sections and elevations, 15002 32 E Centaur sections and elevations, 15002 33 C Diligence sections and elevations, 15002 34 C Eagle sections and elevations, 15002 35 C Fearless sections and elevations, 15002 36 E Glorious sections and elevations and 15002 13 D Access road / pedestrian footpath materials. The material used for the south elevation of the building known as Glorious must be non-reflective.

Reason - To safeguard the character of the area and protect the amenity of neighbouring residential properties in accordance with Policy LP10 of the emerging Gosport Borough Local Plan 2011-2029.

9. The soft landscaping scheme, hereby approved as shown on plan no. ID615.01D, shall be completed within the next planting season following first occupation of the development and any trees or plants which die, are removed or become seriously damaged or diseased during the first five years shall be replaced with others of identical species (or as may otherwise be agreed, in writing, by the Local Planning Authority) during the next planting season.

Reason - To safeguard the character of the area in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

10. No permanent external lighting shall be erected until details have been submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be carried out as approved and retained thereafter.

Reason - To safeguard the character of the area and protect the amenity of neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan.

11. The development, hereby permitted, must be undertaken in accordance with the recommendations of the submitted ecological appraisal (Lindsay Carrington Ecological Services dated May 2015).

Reason - To safeguard protected and other species of recognised ecological value in accordance with Policy LP44 of the Gosport Borough Local Plan 2011-2029.

12. No development shall commence until:

(1) All hardstanding present has been removed and a site-wide unexploded ordnance subsurface clearance scan of the site undertaken to either confirm the absence of unexploded ordnance or identify any anomalous readings (which shall thereafter be investigated). The unexploded ordnance scan, investigation, reporting of findings, and any subsequent mitigation measures shall be undertaken by an appropriately qualified expert. The results of the scan and any subsequent mitigation measures shall be submitted to and approved, in writing, by the Local Planning Authority; and

(2) All hardstanding present has been removed and a site-wide survey for radiation undertaken followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The survey, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the survey and any subsequent mitigation measures shall be submitted to and approved, in writing, by the Local Planning Authority; and

(3) The area of potential hydrocarbon contamination previously identified shall be investigated followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The investigation, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the investigation, and any subsequent mitigation measures, shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated so that the development can be carried out safely without any unacceptable risks to workers, neighbours or off site receptors in accordance with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

13. If contamination not previously identified is found to be present at the site then no further development or site clearance shall be carried out until a remediation strategy detailing how the unexpected contamination is to be dealt with has been submitted to and approved, in writing, by the Local Planning Authority. Development shall proceed in accordance with the approved remediation strategy.

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated so that the development can be carried out safely without any unacceptable risks to workers, neighbours or off site receptors in accordance with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

14. No development shall commence until a written programme of archaeological investigation and recording has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and the findings of the archaeological investigation/recording submitted to the Local Planning Authority within 6 months of the completion of the development.

Reason - To ensure that any archaeological evidence is investigated and recorded in accordance with Policy LP11 of the Gosport Borough Local Plan 2011-2029.

15. The development shall be carried out in accordance with the approved Construction Management Plan (Rev A as received 10 November 2015).

Reason - In the interests of the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan 2011-2029.

16. The construction of the development, hereby approved, shall not be undertaken except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturday's and at no time on Sundays, Bank Holidays or Public Holidays unless otherwise approved, in writing, by the Local Planning Authority.

Reason - In the interests of the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the emerging Gosport Borough Local Plan 2011-2029.

17. No materials (including pallets) shall be stored outside.

Reason - To safeguard the character of the surrounding area in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

18. There shall be no deliveries to the development, hereby permitted, except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 Saturdays and at any time on Sundays, Bank Holidays or Public Holidays unless otherwise approved, in writing, by the Local Planning Authority.

Reason - To safeguard the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan 2011-2029.

19. No development shall commence until a scheme to demonstrate an acceptable mechanism for the disposal of foul and surface water has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason - To ensure that the development, hereby permitted, has adequate foul and surface water infrastructure in accordance with Policy LP2 of the Gosport Borough Local Plan 2011-2029.

ITEM NUMBER: 10.
APPLICATION NUMBER: 15/00509/FULL
APPLICANT: Mr & Mrs Forder Crofton HIC
DATE REGISTERED: 20.10.2015

ERECTION OF REAR CONSERVATORY (CONSERVATION AREA) (as amplified by plans received 19.11.2015)
12 St Marks Road Gosport Hampshire PO12 2DA

The Site and the proposal

1. The application site is located within the Anglesey Conservation Area on the western side of St Marks Road and is subject to an Article 4 (2) Direction restricting Permitted Development rights at the front of the property. The property consists of a two-storey, early 19th century, terraced dwelling of painted render and brick. With an 'L' shaped footprint, the property benefits from a two-storey rear wing which projects from the south of the rear elevation along the southern boundary. Windows and doors in the rear elevation of the wing are of uPVC. In the remainder of the rear elevation and in the northern side elevation of the wing are sash windows. A rear garden of approximately 27m in length is enclosed by a brick wall of approximately 2m in height to the north and south. A brick wall to the rear of the garden measures approximately 3m in height. To the west the rear garden of the property shares boundaries with the rear gardens of no. 8 and no.10 Atkinson Close.

2. Dwellings in St Marks Road are similar in terms of scale and design, the property to the north of the application site is of a similar 'L' shaped footprint though is inverted in comparison with the application dwelling. The adjoining property to the south is of a different configuration, a two storey wing extending along the southern boundary and projecting beyond the rear elevation of the application property by approximately 2.5m.

3. The proposal is for the erection of a brick and render, single storey, flat roof, rear conservatory with uPVC and double glazed roof lantern. The conservatory would project from the rear elevation of the wing of the existing property by approximately 4.5m, would measure approximately 2.6m in height to the roofline and 3.2m in height overall. There are to be no windows in the southern side elevation, patio doors of uPVC in the rear elevation are to provide access to the garden. Two uPVC Vertical Slider sash windows are to be installed in the northern elevation.

Relevant Planning History

Nil

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP10

Design

LP12

Designated Heritage Assets: Conservation Areas

Supplementary Planning Documents:

Gosport Borough Council Design Guidance: Supplementary Planning Document: February 2014

Consultations

The Gosport Society

No objection

Response to Public Advertisement

Nil

Principal Issues

1. The application site is located within the Urban Area Boundary and consequently the principle of extending is acceptable provided that the details accord with the criteria outlined in Policies LP10 and LP12 of the Gosport Borough Local Plan. The main issues are design, impact on the character of the area, impact on the amenity of the occupiers of neighbouring dwellings and whether the proposal preserves or enhances the character or appearance of the Conservation Area.
2. As a result of its scale, design and rear location it is considered that the conservatory would have an acceptable impact upon the character and appearance of the Conservation Area and the visual amenities of the area. The conservatory will not be visible from the public domain and will be constructed from brick to match the existing property. The details of the rooflight, windows and door are considered acceptable in this discrete location. The works will comply with policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029 and the Design Guidance: Supplementary Planning Document (2014).
3. By reason of layout and scale the conservatory will not have a detrimental impact on the amenity of occupiers of neighbouring dwellings in terms of loss of light, outlook or privacy. The conservatory is to be substantially screened from the northern adjoining neighbour by the existing 2m high perimeter wall, only the roof light and upper section of the northern side elevation will project above it. The sash windows proposed in this elevation will have an outlook of the boundary wall. There are to be no windows in the southern side elevation of the proposed extension and a separation distance in excess of 27m to the properties at nos. 8 and 10 Atkinson Close. Policy LP10 of the Gosport Borough Local Plan 2011-2029 and the Design Guidance: Supplementary Planning Document (2014) are therefore adhered to.

RECOMMENDATION: Grant Permission

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:

15/00509/FULL

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

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

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.