

Please ask for:

Vicki Stone

Direct dial:

(023) 9254 5651

E-mail:

vicki.stone@gosport.gov.uk

24 March 2016

S U M M O N S

MEETING: Regulatory Board
DATE: 5 April 2016
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 Bateman
Councillor Carter
Councillor Dickson
Councillor Ms Diffey

Councillor Hicks
Councillor Hazel
Councillor Langdon
Councillor Mrs Wright
Councillor Wright

INFORMATION FOR MEMBERS OF THE PUBLIC

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

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

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

This meeting may be filmed or otherwise recorded. By attending this meeting, you are consenting to any broadcast of your image and being recorded.

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 required 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 1 MARCH 2016

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, 1st April 2016. 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, 1st April 2016).

6. TREE PRESERVATION ORDER G.137 – TREES AT BRITANNIA WAY, GOSPORT

The purpose of the report is to request the Board to consider whether to confirm, confirm with modifications, or not to confirm Tree Preservation Order G.137 where a representation has been received.

PART II
Contact Officer:
Borough Solicitor
and Deputy Chief
Executive

7. 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

To consider planning application, reference 14/00576/FULL, for the 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)

PART II
Contact Officer:
Borough Solicitor
and Deputy Chief
Executive

Regulatory Board
5 April 2016

8. 16/00071/HCC3 - COUNTY CONSULTATION - REGULATION 3
- EXTENSION TO EXISTING SCHOOL TO PROVIDE 2.NO
ADDITIONAL CLASSROOMS AND SMALL GROUP ROOM
Leesland C Of E Controlled Junior School, Gordon Road,
Gosport
*This planning consultation has been received from Hampshire
County Council and is for the erection of an extension together
with internal alterations to Leesland Junior School to provide 4no.
additional classrooms and a small group room.*
- Hampshire County Council is the applicant and Local Planning
Authority for determining the planning application. Gosport
Borough Council has been consulted as part of the application
process as the proposal is located in this Borough.*
9. REPORTS OF THE BOROUGH SOLICITOR AND DEPUTY
CHIEF EXECUTIVE
*Schedule of planning applications with recommendations.
(grey sheets 1/20/1pages)*
10. ANY OTHER ITEMS
*Which the Chairman determines should be considered, by reason
of special circumstances, as a matter of urgency.*

PART II
Contact Officer:
Borough Solicitor
and Deputy Chief
Executive

PART II
Contact Officer:
Debbie Gore
Ext: 5455

AGENDA ITEM NO. 06

Board/Committee:	Regulatory Board
Date of Meeting:	5 April 2016
Title:	TREE PRESERVATION ORDER G.137 – TREES AT BRITANNIA WAY, GOSPORT
Author:	Borough Solicitor and Deputy Chief Executive
Status:	FOR DECISION

Purpose

The purpose of the report is to request the Board to consider whether to confirm, confirm with modifications, or not to confirm Tree Preservation Order G.137 where a representation has been received.

Recommendation

That, in accordance with the Town and Country (Tree Preservation) (England) Regulations 2012, and despite a letter of representation, the Board confirm Tree Preservation Order No G.137 relating to trees at Britannia Way, Gosport.

1 Background

- 1.1 The Council has made a provisional Area Tree Preservation Order (TPO) in respect of all the trees on the fenced site which includes two former Cordite Magazines at Britannia Way, Gosport, which is a Site of Importance for Nature Conservation (SINC). Some of the trees are already protected under TPO G.130.
- 1.2 Following a recent appeal decision refusing development for the larger store on the site, the Planning Inspector concluded that the loss of trees on the site could affect its character. Although some of the trees are already protected under TPO G.130, it is possible that the remaining trees are under threat and it is important that all of the trees on this SINC are protected for the long term. It was, therefore, considered appropriate, in accordance with Section 198 of The Town and Country Planning Act 1990, to formally protect the trees by making a provisional TPO.

2 Report

- 2.1 TPO G.137 dated 22 January 2016 relating to trees at Britannia Way, Gosport has been made as a provisional Order under the Town and Country (Tree Preservation) (England) Regulations 2012 ('Regulations'). The trees included in the TPO have been identified

as all those within the area shown on the attached plan.

- 2.2 The TPO has been made because in the opinion of the Head of Development Management the trees make a significant positive contribution to the character and appearance of the local environment.
- 2.3 Notice of making of the TPO has been served as required by the Regulations on the owners of the land concerned. Any person wishing to object to or make any comments in respect of the TPO had a period of 28 days to submit that objection or comment for consideration by the Council.
- 2.4 The Regulations provide that if a TPO is to continue in effect it must be confirmed by the Council within a period of six months from the date on which the TPO is made and after consideration of any objection or representation received.
- 2.5 One letter of representation to the TPO was received. The issues raised were as follows:
 - The TPO is an indiscriminate blanket coverage without consideration of the purpose which is stated by the Government as being to protect trees which bring significant amenity benefit to the local area. This protection is particularly important where trees are under threat.
 - Many of the trees are not seen from outside of the SINC which is not open to the public and they do not bring an amenity benefit to the local area.
 - Management issues such as the habitat of the Great Crested Newts (GCN) and badgers and the preserving of the building have not been properly considered and the TPO interferes with the management of the site.
 - Willow trees have a serious detrimental effect on this site as they absorb considerable amount of surface water. They are a contributing factor in the moat drying out during the breeding season of the GCN. Therefore it is essential that willow trees be removed from the site.
 - The owners are in the process of removing wild scrub trees from within one metre of the boundary fence, especially those backing onto the neighbours' wooden fence. This TPO would interfere with this programme.
 - Mr Dawes has been in correspondence with GBC regarding a dying Birch tree to be removed close to T17 of TPO G130. There has been no objection from GBC for its removal. A

number of trees are scheduled for removal and one of the reasons for this is to allow more sunlight into the site to benefit the breeding of the GCN. In recent years parts of the site have become so dense and dark as to interfere with wild plants and GCN. This is in harmony with 1998 management plan and PJC Ecology reports. It was also stated these trees have been treated with root stump killer in preparation for their removal.

- There is a tree growing out of the roof of munition store one that is scheduled for removal. Also there are a number of trees immediately adjacent to the building which should be removed owing to a detrimental effect on the foundations
- Once the TPO is fully in place, to apply for planning consent to remove trees (in harmony with the recommendations of the PJC Ecology reports) would mean several applications every year including additional specialist reports and documentation. This would be an expensive yearly ongoing cost. Kenzington Limited and Mr and Mrs Dawes have written to GBC and other wild life trusts for financial help without success
- When TPO 130 was put in place, the owners did not object and welcomed the measure. However the current TPO 137 is blanket, covering all trees whatever the species and wherever they are growing. This is not sound.

2.6 A significant proportion of the boundary of the site is viewable from surrounding areas to which the public have access, with the remainder backing onto adjoining residential properties. Whilst it would not be possible to view all of the trees individually, collectively they contribute to the site's appearance and are considered to be of significant amenity benefit to the local area. The site has been acknowledged as an important habitat for a number of species and is designated as a SINC and open space within the Gosport Borough Local Plan 2011-2029. Without the TPO there would be no protection for the trees and they could be felled which would have a significant impact on the character and appearance of the land as noted by the recent appeal Inspector when considering development proposals at the site.

2.7 Where works to any trees covered by the TPO, or their removal, are justified, being in the interests of good management of the trees themselves, or for ecological or other benefits, such an application is likely to be supported. Dead, dying and dangerous trees can also be removed subject to the provisions within the legislation. Consideration to replacement trees, if appropriate, would be given at the time of an application's determination. Whilst accepting that applications would be required to carry out works to the trees, there is no cost for their submission. The supporting information provided

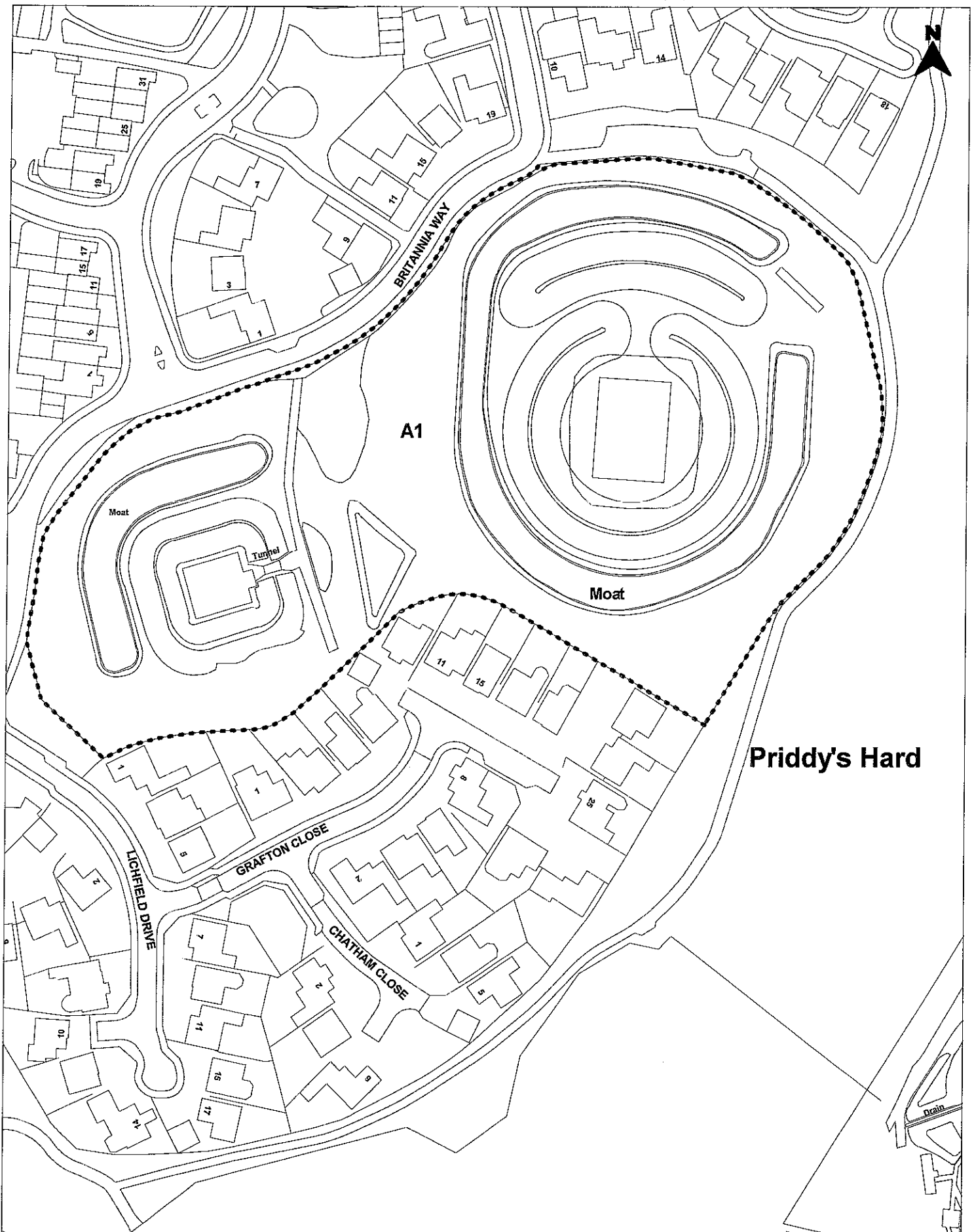
within any applications should not require any substantial work over and above that which would be needed to manage the site appropriately as a SINC with any professional advice confirming what works are needed for management of the habitat, or for good aboriginal practice.

- 2.8 The Regulatory Board may decline to confirm the Order or it may confirm the Order with or without modifications. The proposal before the Board is for the TPO to be confirmed without modification.

3. **Risk Assessment**

- 3.1 The trees may be at risk of being removed if the Order is not confirmed.

Financial Services comments:	<i>n/a</i>
Legal Services comments:	<i>included within this report</i>
Crime and Disorder:	<i>n/a</i>
Equality and Diversity:	<i>n/a</i>
Service Improvement Plan implications:	<i>n/a</i>
Corporate Plan:	<i>n/a</i>
Risk Assessment:	<i>See paragraph 3.1</i>
Background papers:	<i>Tree Preservation Order G.137 Tree Preservation Order G.130</i>
Appendices/Enclosures:	
Appendix '1'	<i>Location Plan</i>
Report author/ Lead Officer:	<i>Hilary Hudson Ext. 5611</i>



GOSPORT
Borough Council

**DEVELOPMENT
CONTROL**
TOWN HALL, HIGH STREET
GOSPORT, HANTS
PO12 1EB

TREE PRESERVATION ORDER G.137

Land at Britannia Way

Site of Importance for Nature
Conservation (SINC)

Crown Copyright and database rights 2016 Ordnance Survey 100019624

MAP REFERENCE : SU6101SW

SCALE : 1:1250

DATE : 21/01/2016

APPENDIX 1

AGENDA ITEM NO.07

Board/Committee:	Regulatory Board
Date of Meeting:	5 April 2016
Title:	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
Author:	Borough Solicitor and Deputy Chief Executive
Status:	FOR DECISION

Purpose

To consider planning application, reference 14/00576/FULL, for the 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)

Recommendation

To Grant Planning Permission subject to:

a) the conditions set out in Appendix C of this report.

1 Background

- 1.1 Members of the Regulatory Board resolved to Grant Planning Permission for the demolition of the existing dwelling and the erection of replacement three storey building comprising 6no. one bedroomed flats with associated parking and amenity space in October 2015, under application reference 14/00576/FULL, subject to various conditions to control the detail and implementation of the development and a Section 106 agreement to secure contributions towards the provision and/or improvement of outdoor playing space and transport infrastructure, services and facilities. To date, the required Section 106 has not been completed and the application remains undetermined.

2 Main Issues

- 2.1 The Borough Council adopted the Community Infrastructure Levy (CIL) in October 2015 for applications determined after February 2016.
- 2.2 Contributions toward infrastructure are now secured through CIL and the Borough Council no longer takes tariff based contributions toward outdoor playing space and transport infrastructure, services and facilities, through Section 106 agreements.
- 2.3 The application remains identical to that resolved to be approved previously. The application is being re-presented to the Regulatory Board with an amended recommendation as the Borough Council has now adopted CIL. The developer has been advised that the development would be liable for CIL and an informative will be added to the decision notice advising of this and the process to follow which is separate from any determination made under the planning legislation.

Financial Services comments:	<i>n/a</i>
Legal Services comments:	<i>included within this report</i>
Crime and Disorder:	<i>n/a</i>
Equality and Diversity:	<i>n/a</i>
Service Improvement Plan implications:	<i>n/a</i>
Corporate Plan:	<i>n/a</i>
Risk Assessment:	<i>Low</i>
Background papers:	<i>Planning application and supporting documents</i>
Appendices/Enclosures:	
Appendix 'A'	<i>Location Plan</i>
Appendix 'B'	<i>Regulatory Board Report 27.10.15</i>
Appendix 'C'	<i>List of Conditions</i>
Report author/ Lead Officer:	<i>Gregg Allison Ext. 5552</i>



ITEM NUMBER: 01.
APPLICATION NUMBER: 14/00576/FULL
APPLICANT: Mr Matthew Fitch MSP HOMES
DATE REGISTERED: 12.11.2014

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 Hampshire PO12 4LQ

The Site and the proposal

1. The application site is located on the southern side of Priory Road to the west of Green Lane and to the east of The Square. The site is within the Hardway Conservation Area and is approximately 11m wide at its frontage narrowing to approximately 5.5m at the rear of the plot. The application property is a two storey dwelling known as Clarence House. The property was originally constructed as a pair of semi-detached dwellings but was converted in the 1980s into a single, six bedroomed dwellinghouse. The property has been heavily altered and little of the original fabric remains visible. The original facing brickwork has been rendered and there is a large UPVC conservatory on the rear elevation. The front garden is hardsurfaced and is used for vehicular parking with sufficient space to park 4no. cars. There is no boundary treatment adjacent to Priory Road. Due to the gradient of the road, the ground level at the application site is approximately 1m lower than the ground level at the neighbouring property to the west, number 112.

2. Immediately to the east of the site is a terrace of 3no. three storey dwellings, built to the same height as the existing application property. To the west of the application site, and separated by a private driveway, is number 112 Priory Road, a three storey modern property constructed from red facing brick. The property contains three ground floor windows and one obscure glazed first floor window in the eastern elevation facing the application site. The private driveway that runs between the two plots serves number 114 Priory Road, a two storey house positioned to the south-west of the application site. This dwelling has been identified as a building of historic interest within the Conservation Area. It is positioned at the rear of its plot and contains ground and first floor windows in the front elevation. There is a separation distance of approximately 18m between the principal elevation of this property and the rear elevation of Clarence House but these elevations are not directly opposing. The eastern side of number 114 reduces to single storey only.

3. Planning Permission and Conservation Area Consent was granted in 2011, under references K9356/2 and K9356/3, for the demolition of existing dwelling and erection of replacement three storey building comprising 6no. one bedroomed flats with associated parking and amenity space. This consent has now lapsed.

4. The building approved under this earlier permission had a hipped slate roof set behind a front parapet wall measuring 8.8m in height. The ridge of the hipped roof would have been 10.2m high, 1.8m higher than the highest part of the existing roof. The front elevation of the approved building retained a modern design with a strong vertical emphasis and contained full height inward opening Juliet balconies with glass balustrades and includes small single, centrally positioned windows at first and second floor level. A glass canopy would extend 1m over a timber front door. The western elevation included a tripartite split in the facade, with a central, full height recessed panel of vertical zinc cladding. Towards the front of the western elevation, vertical zinc panels would be positioned either side of a central glazed element. All six windows in the western elevation were to be obscure glazed and fixed shut to prevent any loss of privacy to number 112. The eastern elevation contained a total of six windows, two in each storey, together with a central section of zinc cladding. The rear elevation had a symmetrical design with four windows in each floor serving kitchens and bedrooms. The building was to be constructed using red facing brick with zinc lining to the brick reveals and aluminium rainwater goods.

5. The front elevation of the approved building was aligned with the development to the east, 16.2m deep, the same as the existing dwelling, and set back from the road frontage by approximately 6m. The eastern elevation was set off the shared boundary with number 120 by 1.2m in order to provide pedestrian access to the rear of the site. The western flank elevation was to be built onto the western boundary, adjacent to the driveway serving number 114.

6. Parking was provided by way of 4no. spaces at the front of the site, accessed via an existing dropped kerb. A low brick wall would be reinstated along part of the front boundary. Bin and cycle storage would be provided at the rear of the building together with 150 sq. metres of shared amenity space. A bin collection area would be provided at the front of the site, adjacent to the public highway.

7. The proposal is an identical resubmission of this lapsed consent.

8. Additional details of the front elevation and the method of construction of the western flank wall have been submitted. The application is supported by a Phase 1 Ecological Assessment.

Relevant Planning History

K.9356/1 - Erection of second floor and conversion of existing dwelling into 6no. self contained flats (Conservation Area) - refused 04.03.08 - appeal dismissed 09.12.08

K9356/2 - demolition of existing dwelling and erection of replacement three storey building comprising 6no. one bed roomed flats with associated parking and amenity space (Conservation Area) (as amplified by ecological report received 24.11.09) - permitted 06.07.2011

K9356/3 - conservation area application - demolition of existing two storey dwelling - permitted 06.07.11

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

- LP2
Infrastructure
- LP10
Design
- LP12
Designated Heritage Assets: Conservation Areas
- LP23
Layout of Sites and Parking
- LP42
International and Nationally Important Habitats

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 application states that a reduced level of parking provision was previously approved on the site. Four car parking spaces are provided and bin storage and cycle parking is shown. Priory Road is unclassified and subject to a 30 mph speed

	limit with parking restrictions that apply to the frontage (double yellow lines that prohibit parking at any time). Access to and from the proposed vehicle parking spaces is difficult. Any boundary treatment should be less than 600mm high. Any amendments on the public highway, i.e. a vehicular crossover, would require a licence from the Local Highway Authority.
Building Control	No response received.
Crime Prevention & Design	No response received.
The Gosport Society	No objection.
Natural England	No objection, subject to a condition in relation to construction noise. The proposal is likely to increase the level of recreational disturbance along the coast, the impact of which will need to be satisfactorily mitigated.
HCC Ecology	No objection, subject to the adherence to the ecological mitigation and enhancement measures set out within the Phase 1 Ecological Assessment.
Environmental Health	No objection, subject to controls over noise and dust.
Defence Infrastructure Organisation	No objection.

Response to Public Advertisement

6 letters of objection

Issues raised:-

- concerns over damage to infrastructure and neighbouring properties and walls
- biodiversity checklist is inaccurate
- density is too high
- the proposal is out of keeping with the area
- modern design and materials should be resisted
- proposal does not preserve or enhance the character and appearance of the Conservation Area
- design should be more traditional
- the front elevation has too much glazing and is unsympathetic in design
- balcony is out of keeping with the area
- queries as to whether trees will be retained and protected during construction
- overbearing to number 114 and increased light pollution
- bin collection facilities inadequate and will result in bins being left along Green Road
- windows in western elevation should be fitted with obscure glazing
- proposed car parking is inadequate

1 letter of observation

Issues raised:-

- development would appear to be an improvement of the overall appearance of the streetscene
- request that works are carried out to a tree on the application site

Principal Issues

1. The Local Planning Authority is required to determine the application on the basis of the submitted plans and on its individual merits. Damage to adjoining properties during construction is a private legal matter between the interested parties. The structural stability of the building will be dealt with by the Building Regulations. The application is supported by a Phase 1 Ecological Assessment that was carried out following the submission of the Biodiversity Checklist and supersedes it. The principle and quantum of the development and the appropriateness of the overall design and layout, the impact upon the character and appearance of the Conservation Area, car and cycle parking provision, refuse storage and collection facilities was considered and approved under application reference K9356/2. Since the previous approval, the National Planning Policy Framework (NPPF) has been introduced and the Borough Council has adopted the Gosport Borough Local Plan, 2011 - 2029, the Parking: Supplementary Planning Document (Parking SPD), the Design Guidance: Supplementary Planning Document (Design SPD) and the Gosport Bird Disturbance Mitigation Protocol. The need for a separate application for Conservation Area Consent for the demolition of the existing building has also been removed. The main issues in this case, therefore, are the acceptability of the proposal in light of any changes in legislation and guidance since the previous consent.

2. The locality is characterised by late eighteenth and early nineteenth century dwellings comprising a great variety of sizes, designs and plot layouts. The application dwelling has been heavily altered over the years and this has diminished its historical and architectural integrity. Little of the original fabric remains visible and under the circumstances, the building does not make a significant positive contribution to the character and appearance of the Conservation Area. The proposed building is identical to that previously approved and like the adjacent built form, the proposed replacement building would be three stories high. The front parapet would not extend above the height of the parapet at number 112 and would extend only 400mm above the parapet at number 120. Although the replacement building would be higher than the existing dwelling at the site, the main hipped roof form will be set back from the front elevation and this will help to ensure that the development does not create an overbearing or incongruous feature in the streetscene. The proposal would not jar with, or be unsympathetic to, the continuous parapet height of the adjacent terrace and the front elevation has been designed as a modern interpretation of common design themes in the locality, which was previously considered acceptable by Members of the Regulatory Board. The size and positioning of the Juliet balconies helps to establish a symmetry and vertical emphasis to the front elevation which is reflective of the traditional built form in the locality while the use of glass balustrades, aluminium panels and zinc frames adds visual interest. The introduction of a tripartite split to the western elevation and the inclusion of zinc cladding help to break up the overall mass of the side elevation and overcomes previous concerns that this elevation would appear bland and uninteresting. The size and positioning of the windows has been carefully considered so as to ensure that there is an appropriate proportionality to this elevation and this aspect of the proposal will not, therefore, appear bulky or oppressive when viewed from Priory Road. The rear elevation has a simple symmetrical design and the inclusion of aluminium panels adds an appropriate level of detailing for the rear of the site. The proposed building has been sited to follow the established historic pattern of development and the bin and cycle storage facilities have been positioned towards the rear so as not to be visible from public view. There are no trees worthy of protection or retention on the site. The notable trees in the adjacent gardens are already protected by TPO G63 and measures to ensure the protection of the trees will be controlled, by condition.

3. Paragraph 60 of the NPPF states that "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness". The proposed replacement building is a modern interpretation of traditional themes within the locality and will not appear out of context with the traditional built form in Priory Road. Under the circumstances, and taking into account the much altered state of the existing building, the proposed redevelopment will enhance the character and appearance of the Hardway Conservation Area, in accordance with the

aims and objectives of the NPPF, the Design SPD and Policies LP10 and LP12 of the Gosport Borough Local Plan, 2011 - 2029.

4. Planning permission reference K9356/2 established the site as being an accessible location where a higher density of development is acceptable. It is within walking distance of a main road on which there is a bus stop and prospective residents would have access to 150 sq. metres of shared amenity space, in compliance with the guideline figures set out in the Design SPD. Furthermore, due to its waterfront location, prospective residents would have ready access to the adjacent foreshore which would further supplement the on-site amenity space. There are also local shops and services available within walking distance of the site. Under the circumstances, the proposal would not result in an unacceptable living environment for prospective residents. It therefore accords with the Design SPD and Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

5. The plans show that the 6no. windows in the western elevation will be obscure glazed and fixed shut and this will be controlled by condition as with the previous consent. The occupiers of number 112 will, therefore, experience no loss of privacy. Similarly, as there are no windows in the western elevation of the adjacent dwelling number 120, the development will not result in a loss of privacy for the occupiers of this property.

6. The proposed building is higher than the dwelling it is replacing. However, the hipped roof form reduces its overall mass and therefore it's potential to overshadow adjacent properties. The building will not extend any further into the site than the property it is replacing and given the orientation of the dwellings, the position of the existing windows and the separation distances between the properties, it is not considered that the development will have an unacceptable impact on the living conditions of any adjoining occupiers in terms of loss of light, outlook or though light pollution. The method of construction and associated activity will be controlled, by condition. The front of the site is already used for parking and the continued use of this area for parking is unlikely, therefore, to result in additional disturbance to adjacent occupiers. The proposal therefore complies with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

7. The plans show the provision of 4no. car parking spaces at the front of the site, as with the previous consent. the proposed flats are one bedroomed units and the overall number of bedrooms on the site will not increase. The on-site cycle parking facilities are in accordance with the Parking SPD and these will help to encourage a decreased use of the car for short journeys. Planning permission reference K9356/2 established the proposed level of 4no. parking spaces as being acceptable and the Planning Inspector previously considered the site as being an accessible location. There have been no significant developments implemented in the immediate locality since the previous consent. The site is located in close proximity to a bus stop, which includes the Eclipse service to Fareham and the Town Centre/Gosport Ferry. The immediate vicinity of the site has a number of parking restrictions that that will prevent harmful overspill parking and although the overall proposed parking numbers do not meet the current standard of 6no. suggested within the Parking SPD, under the circumstances, the proposed level of parking is considered to be sufficient and the development is unlikely to result in significant overspill parking in the surrounding road network, to the detriment of highway safety or local amenity. Access to the spaces will remain via an existing dropped kerb at the front of the site and there is adequate space on the northern side of the building to allow vehicles to turn and exit in a forward gear. A condition will require the submission of details relating to the design of the proposed front boundary wall and this will ensure there is adequate intervisibility between vehicles exiting the site and all other users of the highway. In light of the above, the proposal will not result in a significant change to local traffic conditions or be detrimental to highway or pedestrian safety. Appropriate provisions have been made for refuse storage and collection and bicycle storage and these facilities can be accessed in a safe and convenient manner. In light of the above, the development complies with the Design SPD and Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

8. The proposal will introduce additional 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, in accordance with the Gosport Bird Disturbance Mitigation Protocol, is required and will be controlled by condition. To ensure no harm is caused to the important sites it is recommended to attach a condition to require the works are carried in such a manner as to ensure that there is no overall harm to biodiversity on the site. Subject to the above, the development will not harm the interests of nature conservation. The proposal, therefore, complies with the Policy LP44 of the Gosport Borough Local Plan 2011 - 2029.

9. 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 the Hardway Ward, in accordance with Policy LP2 of the Gosport Borough Local Plan 2011-2029. A contribution towards mitigating the impact of the increased recreational activity on the nearby Special Protection Areas (SPAs) is also required in accordance with the Solent Special Protection Areas Gosport Bird Disturbance Mitigation Protocol 2014. The contributions are required to mitigate the specific impact of the proposed development.

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 Hardway Ward.
2. The payment of a commuted sum towards measures to mitigate the impact of increased recreational activity on Special Protection Areas.

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:

0704B_SLP, 0704B_001, 0704B_002, 0704B_003 and 0704B_004

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with the NPPF, the Design Guidance: Supplementary Planning Document and Policies LP10, LP12, LP23 and LP44 of the Gosport Borough Local Plan, 2011 - 2029.

3. No development shall be carried out, including demolition, until a detailed Construction Environmental Management Plan (CEMP) for the development has been submitted to and approved, in writing, by the Local Planning Authority. The CEMP shall contain details of:

- (a) the method of demolition;
- (b) access to the site for demolition and construction vehicles;
- (c) measures to control the emission of dust and dirt from the site during construction;
- (d) measures to prevent adverse impacts to surface water and ground water

The development shall be carried out in accordance with the approved CEMP unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure the environment is protected and that the demolition and construction works on site do not impact surrounding properties and/or adjacent occupiers and to comply with Policies LP10 and LP42 of the Gosport Borough Local Plan, 2011-2049.

4. No development above slab level shall be carried out until samples of all external facing and roofing materials, including the zinc cladding and aluminium panels and rainwater goods, 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.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with the Design SPD and Policies LP10 and LP12 of the Gosport Borough Local Plan 2011 - 2029.

5. Before works related to that part of the development are carried out, details of all new windows, doors, glass balustrades and the glass canopy, including horizontal and vertical sections at a scale of 1:5 and elevations at a scale of 1:10, shall 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.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with the Design SPD and Policies LP10 and LP12 of the Gosport Borough Local Plan 2011 - 2029.

6. No development above slab level shall be carried out until details of the proposed front boundary wall have been submitted to and approved, in writing, by the Local Planning Authority. The approved boundary wall shall be constructed before the development is first occupied and retained thereafter.

Reason - Such details have yet to be submitted and in the interests of highway and pedestrian safety, the amenities of the area and to comply with the Design SPD and Policies LP10, LP12 and LP23 of the Gosport Borough Local Plan 2011 - 2029.

7. The development shall not be occupied until the areas shown on the approved plan, 0704B_002, for the parking of vehicles have been made available, surfaced and marked out and these areas shall be retained for that purpose at all times.

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

8. The development shall not be occupied until long and short stay cycle storage facilities have been provided in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The approved cycle storage facilities shall be retained for that purpose at all times.

Reason - In order to ensure that adequate cycle storage facilities are available in compliance with Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

9. The development shall not be occupied until facilities for the storage of refuse for the development has been provided in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The approved refuse storage facilities shall be retained for that purpose at all times.

Reason - In order to ensure that adequate refuse storage facilities are available in compliance with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

10. No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax, measured at the SPA) shall be carried out between 1 October and 31 March unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To protect over-wintering birds and to comply with Policy LP44 of the Gosport Borough Local Plan, 2011 - 2029.

11. The windows in the western elevation of the building hereby approved shall be non-opening and glazed with obscure glass and shall be retained in that condition.

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

12. No development shall be carried out other than in accordance with Section 5.0 (Evaluation, Impacts and Recommendations) of the Ecosa, Preliminary Ecological Appraisal dated July 2015 unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure that features of ecological importance on the site are preserved and enhanced and to comply with Policy LP42 of the Gosport Borough Local Plan, 2011 - 2029.

13. The protected trees and trees on and adjacent to the site shall be protected during building operations by strict compliance with BS5837:2012 - Trees in Relation to Construction.
Reason -To ensure the environment is protected by the retention of natural features.

Conditions/Reasons:-

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:

0704B_SLP, 0704B_001, 0704B_002, 0704B_003 and 0704B_004

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with the Design Guidance: Supplementary Planning Document and Policies LP10, LP12, LP23 and LP44 of the Gosport Borough Local Plan, 2011 - 2029.

3. No development shall be carried out, including demolition, until a detailed Construction Environmental Management Plan (CEMP) for the development has been submitted to and approved, in writing, by the Local Planning Authority. The CEMP shall contain details of:

- (a) the method of demolition;
- (b) access to the site for demolition and construction vehicles;
- (c) measures to control the emission of dust and dirt from the site during construction;
- (d) measures to prevent adverse impacts to surface water and ground water

The development shall be carried out in accordance with the approved CEMP unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure the environment is protected and that the demolition and construction works on site do not impact surrounding properties and/or adjacent occupiers and to comply with Policies LP10 and LP42 of the Gosport Borough Local Plan, 2011-2049.

4. No development above slab level shall be carried out until samples of all external facing and roofing materials, including the zinc cladding and aluminium panels and rainwater goods, 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.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with the Design SPD and Policies LP10 and LP12 of the Gosport Borough Local Plan 2011 - 2029.

5. Before works related to that part of the development are carried out, details of all new windows, doors, glass balustrades and the glass canopy, including horizontal and vertical sections at a scale of 1:5 and elevations at a scale of 1:10, shall 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.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with the Design SPD and Policies LP10 and LP12 of the Gosport Borough Local Plan 2011 - 2029.

6. No development above slab level shall be carried out until details of the proposed front boundary wall have been submitted to and approved, in writing, by the Local Planning Authority. The approved boundary wall shall be constructed before the development is first occupied and retained thereafter.

Reason - Such details have yet to be submitted and in the interests of highway and pedestrian safety, the amenities of the area and to comply with the Design SPD and Policies LP10, LP12 and LP23 of the Gosport Borough Local Plan 2011 - 2029.

7. The development shall not be occupied until the areas shown on the approved plan, 0704B_002, for the parking of vehicles have been made available, surfaced and marked out and these areas shall be retained for that purpose at all times.

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

8. The development shall not be occupied until long and short stay cycle storage facilities have been provided in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The approved cycle storage facilities shall be retained for that purpose at all times.

Reason - In order to ensure that adequate cycle storage facilities are available in compliance with Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

9. The development shall not be occupied until facilities for the storage of refuse for the development has been provided in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The approved refuse storage facilities shall be retained for that purpose at all times.

Reason - In order to ensure that adequate refuse storage facilities are available in compliance with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

10. No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax, measured at the SPA) shall be carried out between 1 October and 31 March unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To protect over-wintering birds and to comply with Policy LP44 of the Gosport Borough Local Plan, 2011 - 2029.

11. The windows in the western elevation of the building hereby approved shall be non-opening and glazed with obscure glass and shall be retained in that condition.

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

12. No development shall be carried out other than in accordance with Section 5.0 (Evaluation, Impacts and Recommendations) of the Ecosa, Preliminary Ecological Appraisal dated July 2015 unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure that features of ecological importance on the site are preserved and enhanced and to comply with Policy LP42 of the Gosport Borough Local Plan, 2011 - 2029.

13. The protected trees and trees on and adjacent to the site shall be protected during building operations by strict compliance with BS5837:2012 - Trees in Relation to Construction.

Reason -To ensure the environment is protected by the retention of natural features.

14. No development shall commence until details of the means for securing appropriate mitigation for recreational disturbance have been submitted to and approved, in writing, by the Local Planning Authority. The approved mitigation shall be in place before the development is first occupied.

Reason - To ensure the impact of recreation disturbance is mitigation and to comply with Policy LP42 of the Gosport Borough Local Plan 2011 - 2029.

AGENDA ITEM NO.08

Board/Committee:	Regulatory Board
Date of Meeting:	5 April 2016
Title:	16/00071/HCC3 - COUNTY CONSULTATION - REGULATION 3 - EXTENSION TO EXISTING SCHOOL TO PROVIDE 2.NO ADDITIONAL CLASSROOMS AND SMALL GROUP ROOM Leesland C Of E Controlled Junior School, Gordon Road, Gosport
Author:	Borough Solicitor and Deputy Chief Executive
Status:	FOR DECISION

Purpose

This planning consultation has been received from Hampshire County Council and is for the erection of an extension together with internal alterations to Leesland Junior School to provide 4no. additional classrooms and a small group room.

Hampshire County Council is the applicant and Local Planning Authority for determining the planning application. Gosport Borough Council has been consulted as part of the application process as the proposal is located in this Borough.

Recommendation

Raise Comments:

Insufficient information has been submitted to carry out an assessment of the likely impact of the proposal on parking conditions or the free flow of traffic within the surrounding highway network.

1 Background

- 1.1 Leesland C of E Controlled Junior School is on the eastern side of Gordon Road, to the south of Daisy Lane. The existing school building was built in the 1930's and is single storey with a combination of flat and pitched roofs. It is constructed of facing brickwork with painted timber windows. There have been a number of additions and extensions over the years.
- 1.2 The primary vehicular access to the site, which also has a pedestrian access alongside, is taken from Gordon Road through an area of hardstanding and landscaping, in between number 58 (to the south of

the access) and number 60 (to the north of the access). This access leads to the existing staff only car park. The details submitted in support of the application state that this car park contains space for between 15no. and 17no.cars to park. The application also states that the school has a 36no. space car park accessed from Whitworth Close/Daisy Lane to the north east. This car park, however, is said to contain 37no. spaces in some supporting documentation. These car parks are shared between the Junior School and the Infant School, which is located on the northern side of the access from Gordon Road.

- 1.3 There are playing fields on the southern and eastern sides of the Junior school buildings. There is a service road to the west of the site, beyond which are dwellings that front Gordon Road. There are parking restrictions in the locality in the form of zig-zags and double yellow lines along the frontage of Gordon Road and at the junctions with the adjacent roads.
- 1.4 Planning permission was granted by Gosport Borough Council in April 2015, under reference 14/00619/FULL, for the erection of a single storey day nursery building and erection of acoustic fence subject to conditions, which included the requirement for 4no. parking spaces within the existing staff only car park to be provided and retained for use by the nursery. This nursery has now been constructed and is operating.

2 Relevant Planning History

- 2.1 14/00619/FULL - erection of single storey day nursery building and erection of acoustic fence (as amplified by plan received 30.01.15, emails received 02.02.15, 06.02.15 and 11.02.15 and information received 13.03.15) – permitted 16.04.15

3 The Proposal

- 3.1 The proposal is for the erection of a single storey extension to the Junior School together with internal alterations to provide 4no. new classrooms, 2no. of which will be within the proposed extension. The development will increase the school's capacity from two forms of entry (240 places) to three forms of entry (360 places).
- 3.2 The proposed extension would be sited within the playground, interlinking two wings of the school and would create a courtyard area. It would be of single storey scale and would have a combination of pitched and flat roofed sections. It would be constructed using matching materials and would have doors and windows in the eastern and western elevations.
- 3.3 It is also proposed to alter and extend the Daisy Lane/Whitworth Close car park to provide an additional 6no. parking spaces and

provide facilities for an additional 6no. cycles and 12no. scooters. The area to the east of the existing Daisy Lane/Whitworth Close car park would be hardsurfaced to provide 2no. spaces, 3no. new spaces would be sited alongside the northern boundary of the car park and an outbuilding in the north eastern corner of the site will be removed to provide the sixth space.

- 3.4 The application is supported by a Design & Access Statement, Planning Statement, Archaeological Report, Drainage Statement, Ground Investigations Report, Ecology Report, School Travel Plan and Transport Statement.

4 Relevant Planning Policies

- 4.1 Gosport Borough Local Plan, 2011 – 2029:
- LP10
Design
 - LP32
Community, Cultural and Built Leisure Facilities
 - LP35
Protection of Existing Open Space
 - LP23
Layout of Sites and Parking
 - LP44
Protecting Species and Other Features of Nature Conservation Importance

5 Response to Public Advertisement

- 5.1 The publicity for this proposal has been undertaken by Hampshire County Council.

6 Main issues

- 6.1 The development would not harm the interests of ecology or archaeology. A condition could be attached to control the methodology and timings of construction works to avoid harmful disturbance to neighbours during the works. The main planning issues for Gosport Borough Council to consider in this case, therefore, are the acceptability of the proposal in land use terms, the acceptability of the design and the impact of the development on the visual amenity of the locality, the amenities of adjacent occupiers and the adequacy of access and parking arrangements.
- 6.2 The site is located within the Urban Area Boundary where the principle of this type of development is acceptable and the use of the site for educational purposes is already established. The development will enhance an existing educational establishment, will safeguard jobs and will serve members of the local community.

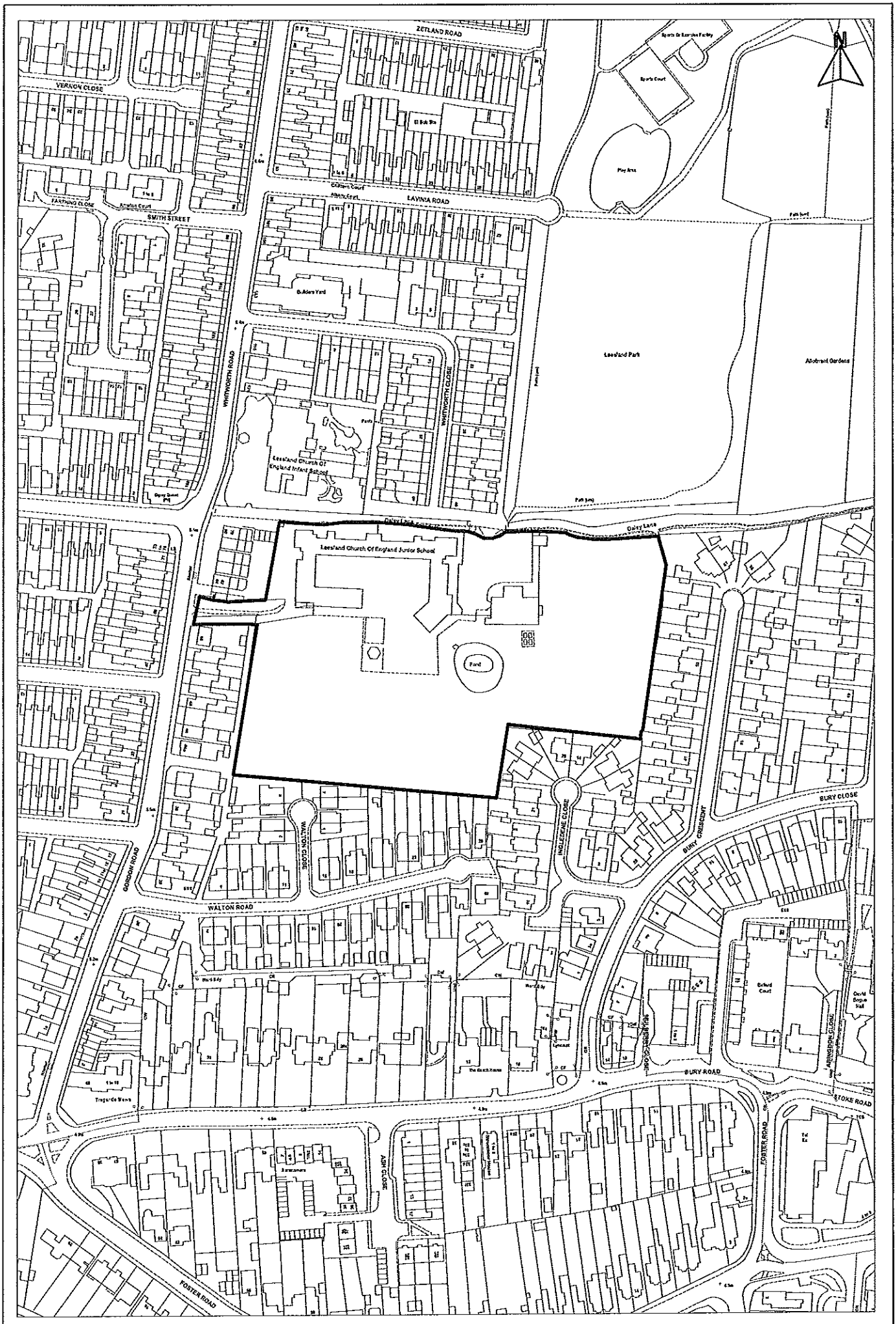
- 6.3 The site is also well serviced by areas of open space and playing fields, which will remain readily accessible to the pupils of the schools and the marginal loss of landscaping as a result of the car park extension, therefore, would not be harmful to the visual amenity of the area. Hampshire County Council will, however, need to satisfy themselves, in consultation with Sport England, that the development would not lead to the loss of, or would prejudice the use of, all/part of a playing field.
- 6.4 The proposed extension has a design that is in keeping with the design of the main school buildings. It is of limited height and will be located within two wings of the existing school. In light of this, the development will not create an incongruous feature in the streetscene, or harm the visual amenity of the locality.
- 6.5 Although the development will allow for an additional 120no. children within the bounds of the school, the associated activity of this will only be during normal school hours when the majority of adjacent residents are likely to be at work and not at weekends. The existing educational use on the site is already well established and the development would not result in a concentration of activity on the open space and playing fields. Any increased activity as a result of the additional pupils, therefore, is unlikely to result in a harmful level of noise and disturbance over and above the current situation.
- 6.6 The Gosport Borough Council Parking SPD 2014 (SPD) sets standards for staff parking provision for educational establishments, not for parents/guardians. The requirements within the SPD are the same as those within the HCC Parking Standards (2013) for schools. This equates to 1no. parking space per teaching staff plus 2no. spaces per 3no. non-teaching staff, full or part-time.
- 6.7 The application states that the Junior School currently has 14no. teaching staff and 33no. support staff (a total of 47no.). The numbers contained within the submitted Transport Statement and other documents in support of the application, however, do not include the staff of the Infant School, which also have use of the on-site car parks.
- 6.8 At the time of the submission of planning application reference 14/00619/FULL for the erection of the new Nursery in 2015, it was stated that the Junior School had 31no. teaching staff and the Infant School had 35no. teaching staff with 21no. part time support staff shared between the two schools (a total of 87no. staff). The total parking requirement for both schools in combination at that time, therefore, was 80no. spaces.
- 6.9 The details submitted in support of this application state that this

proposal would result in 3no. additional full time and 5no. additional part time members of staff, increasing the parking requirement by 6no. spaces. The application plans show the creation of 6no. new car parking spaces on the site and the provision of an extra 6no. cycles and 12no. scooter spaces.

- 6.10 The existing on-site parking provision of 56no. over both car parks is, therefore, already below the requirements for both schools and the figures used do not include the 4no. spaces approved for use by the private under nursery reference 14/00619/FULL and controlled by a planning condition on that consent. The provision of 6no. spaces as part of the development meets the current standards within the SPD.
- 6.11 The Transport Statement suggests that there is capacity within the surrounding locality for a number of available on-street parking. On-site observations, however, confirm that 'No Waiting cones' are still being used on part on the school zig-zag markings along Gordon Road which is an indication of the propensity of parents and guardians to park upon them. There are also reports of heavy use of Whitworth of Close by parents and guardians seeking parking spaces as close as possible to the school and the single file street is lined both sides with pavement parking. HCC Highways have advised that this short term issue cannot realistically be addressed by providing more waiting restrictions in the surrounding roads as a permanent restriction on resident parking would not be an acceptable solution for residents.
- 6.12 That notwithstanding, it can be reasonably expected that a number of pupils and staff live within walking distance of the school and the increased volume of traffic is likely to be at times when children are being dropped off or picked up. These are for short periods and restricted to the opening times of the school and the private nursery on the site. The school traffic in addition to the commuting traffic, however, compounds delays on Whitworth Road, Gordon Road and Carnarvon Road due to the increased volume, increased on street parking and shortage of passing places. Hampshire County Council will need, therefore, to be satisfied that the additional activity as a result of the proposal would not prejudice opportunities for existing residents and visitors to park on-street, or be harmful to local amenity in terms of the parking conditions or the free flow of traffic within the surrounding highway network.
- 6.13 Although the proposal meets the SPD parking requirement for the new members of staff, it is not clear whether the current on-site parking provision is sufficient to meet the actual requirements of the staff members on the site or if the car parking meets this demand. There are differences in the quoted numbers of parking spaces within the submitted documents and the figures do not appear to have taken all users of the cars parks (the Infant and Junior Schools together with the private nursery) into account. Whilst it is

acknowledged that the existing on-site provision does not meet the overall current standards within the SPD and this application is not required to address existing deficiencies or problems in the area, it is considered that insufficient information has been submitted for an assessment of the likely impact of the proposal to be made.

Financial Services comments:	<i>n/a</i>
Legal Services comments:	<i>included within this report</i>
Crime and Disorder:	<i>n/a</i>
Equality and Diversity:	<i>n/a</i>
Service Improvement Plan implications:	<i>n/a</i>
Corporate Plan:	<i>n/a</i>
Risk Assessment:	<i>Low</i>
Background papers:	<i>Planning application and supporting documents</i>
Appendices/Enclosures:	
Appendix 'A'	<i>Location Plan</i>
Report author/ Lead Officer:	<i>Gregg Allison Ext. 5552</i>



GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

5th April 2016

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>Address</u>	<u>Recommendation</u>
01.	03- 06/1	15/00643/FULL	6 Queens Road Lee-On- The-Solent Hampshire PO13 9AH	Grant Permission subject to Conditions
02.	07- 12/1	15/00609/FULL	20 - 24 High Street Gosport Hampshire PO12 1DE	Grant Permission subject to Conditions
03.	13- 14/1	15/00629/FULL	28 Brockhurst Road Gosport Hampshire PO12 3DE	Grant Permission
04.	15- 20/1	16/00076/FULL	Premier Inn Gosport Leisure Park Forest Way Gosport Hampshire PO13 0ZX	Grant Permission subject to Conditions

ITEM NUMBER: 01.
APPLICATION NUMBER: 15/00643/FULL
APPLICANT: Mr N Rosam RPS
DATE REGISTERED: 04.12.2015

ERECTION OF TWO STOREY SIDE EXTENSION WITH CAR PORT, FRONT DORMER WINDOW WITH BALCONY, SINGLE STOREY REAR EXTENSION AND INSTALLATION OF BALCONY TO FIRST FLOOR OF FRONT ELEVATION
6 Queens Road Lee-On-The-Solent Hampshire PO13 9AH

The Site and the proposal

1. The application site consists of a semi-detached dwelling of brick construction with red concrete roof tiles. Whilst the application dwelling could visually be perceived to be a single property (when considered with the attached dwelling) it actually consists of approximately a third of the building. The property is set back from the highway beyond a stepped, paved front garden of a gradient which results in the ground level of the property sitting approximately 2m above the ground level of the highway below. A driveway along the eastern boundary of the site provides access to a detached garage with flat roof set back beyond the main dwelling, to the north eastern side of the site, whilst a conservatory extends 2m from the rear elevation. The property is accessed via a doorway in a porch which extends from the eastern side elevation by 1m. The application site is located on the northern side of Queens Road within 50m of protected and notable species of Marsh-mallow and within 50m of inland water.

2. Properties to the front of the application dwelling are sited beyond Elmore Lake in excess of 50m distant. To the rear a garden of 11m in length is bordered by a brick wall (with fencing on top) of approximately 2m in height. The southern elevation of the property at no.10A Queens Road is sited beyond, it is only the roof slope of this bungalow which extends above the boundary fence and is visible from the application dwelling. Properties in Queens Road are not characterised by one specific style but rather are of a range of styles and scales. The application dwelling is within the only semi-detached pair in the road and the property is set back from the building line of other properties in the road by, at minimum, 0.5m. The property to the east of the application dwelling, no.4, is set back from the boundary line by 1.2m and there is a gap of 5m between this property and the application dwelling. There is no boundary treatment separating the dwellings but rather the driveway of the application dwelling gives way to a paved path of approximately 1m in width which extends from the highway to a gate adjacent to the application dwelling's detached garage. A doorway in the western side elevation of no. 4 provides access to the dwelling from the path; both this door and the only window in this elevation are obscure glazed. There is an integral, double, detached garage below no.4 facilitated by the change in gradient. A glazed balcony and angled front extension project forward of no.4 by 1m.

3. The proposal is for, following the demolition of the existing conservatory, the erection of a single storey rear extension, a two storey side extension with car port, a front dormer window with balcony and the installation of a balcony to the first floor of the front elevation. The single storey rear extension would project from the rear elevation by 3m, be 3.7m wide and 3m high (3.5m to the ridge of the proposed roof lantern). There are to be no windows to either side elevation of the single storey extension whilst glazed double doors would provide access to the rear garden.

4. The two storey side extension is to be set back from the front elevation of the existing property by 0.8m, be 3.5m wide and have an eaves height to match the existing dwelling but a ridge height 0.4m lower than that of the existing dwelling. The ground floor of the proposed extension is to be an open car port allowing access to the detached garage beyond. Three pillars would support the structure sited 0.2m from the boundary with no.4. There are to be no windows in the side elevation of the two storey extension. To the rear two rooflights are proposed, one in the existing roof and one in the roof of the proposed extension whilst a window is proposed in the rear of the extension at first floor level. To the front a roof light is proposed in the existing roof and a flat roof dormer on the roof in the proposed extension providing access to a glazed balcony which would project from the eaves

by 1.3m. At first floor level on the front elevation the windows in the existing property are to be replaced by glass doors to access a proposed balcony which would be supported by a galvanised pole. The proposed balcony would be a 'V' shape that is 1.8m deep (at its deepest) and an obscure glazed privacy screen of 1.8m in height and 0.4m in depth is proposed on the southern elevation of the balcony to protect the privacy of the adjoining dwelling.

Relevant Planning History

15/00568/FULL - erection of two storey side extension with car port and front and rear dormer windows with balconies, single storey rear extension and installation of balcony to front elevation-withdrawn 02.12.15 due to concerns raised relating to height, scale and rear balcony

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP3
Spatial Strategy
LP10
Design
LP44
Protecting Species and Other Features of Nature Conservation Importance

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 comment

Response to Public Advertisement

3 letters of objection

Issues raised:-

- proposed works conflict with the Gosport Borough Design SPD
- the works result in an increase of 64% of the original footprint of the property
- concerns of neighbours not taken into account by the proposal
- proposed internal layout could change without permission
- proposal allows only 18cm between its side elevation and boundary line
- access to neighbouring property at no.4 would be restricted
- overshadowing of neighbouring house and garden
- balconies will impact on the amenity and privacy of neighbours
- proposed works would be overbearing on street scene
- there are no properties on Queens Road with dormers, doors or balconies to roof
- no properties on Queens Road have balconies which protrude beyond the building line
- the proposed development will change the existing character and balanced roofline of streetscene
- works will result in overbearing relationship with neighbouring properties
- extension will unbalance the symmetry with no.6A attached
- proposed works out of keeping with design, scale and character of existing semi-detached pair

Principal Issues

1. The site is located within 50m of the protected and notable species of Marsh-mallow and within 50m of inland water. However, given the location and nature of the application site, the proposal will not have a detrimental impact on these important habitats in compliance with Policy LP44 of the Gosport Borough Local Plan 2011-2029. Whilst neighbour consultation is encouraged it is not a prerequisite of applying for planning permission. Objections raised in relation to the proposed internal layout of the existing dwelling have been received however alterations which affect only the interior of the building do not constitute development and, as such, are not material planning considerations. In regards to concerns raised in relation to access to the neighbouring property at no.4 Queens Road this would be unaffected as the development proposed is entirely on land owned by the applicant and a fence, wall or other means of enclosure of 2m in height could be constructed on the boundary of the application site between the dwellings without the need for planning permission. The principal of extending this residential property is acceptable and there are no limits on the size of extension subject to it having an acceptable impact in other regards. Therefore, the main issues for consideration are design, impact on the amenity of the occupiers of neighbouring dwellings, impact on the character of the area and parking provision.

2. Queens Road is of a varied character, there is no uniform roof design or roof line and other examples of balconies are evident in the street scene. The proposed two-storey side extension would be subservient to the main dwelling creating a visual break preventing any effect of terracing when viewed from the street scene. In setting the extension back and down the original dwelling would therefore maintain its dominance and the balance of the existing semi-detached pair will be preserved. There are no uniform distances between properties in Queens Road, for example no.4 and no.2A Queens Road are separated by a distance of 1.8m whilst the proposed side extension would result in a separation distance of 1.7m with no.4. The single storey rear extension will not be visible from the streetscene whilst the proposed balconies are considered an acceptable size and design. Therefore, it is considered that the proposal would have an acceptable impact on the character and appearance of the area in compliance with Policy LP10 of the Gosport Borough Local Plan 2011-2029 and the Gosport Borough Design SPD 2014.

3. The proposed two storey side extension is to be set back from the front elevation of the existing dwelling and have an outlook, to the rear, of the roof of the property at no.10A Queens Road, 11m distant. Whilst the proposal is sited 1.7m from the western side elevation of no.4 Queens Road no windows are proposed in the side elevation of the extension facing this neighbour. Furthermore, the window and door sited in the side elevation of no. 4 with an outlook of the application site are of obscure glazing and service secondary rooms (a hall and stairway). The existing dwelling does currently restrict light to the neighbouring dwelling, due to its orientation and proximity, and the potential further loss of light is not considered to constitute an overriding harm as the windows to be impacted are not primary living spaces and, as such, the loss of light is considered acceptable. The inclusion of the car port would also mitigate any impact of the side extension on the neighbouring dwelling at ground level in this regard. Therefore, it is considered that the proposed two storey side extension would not harm the amenity of occupiers of neighbouring dwellings in terms of loss of light, privacy or outlook in compliance with Policy LP10 and the Gosport Borough Design SPD 2014.

4. The proposed single storey rear extension would extend from the rear elevation of the property by only 1m more than the existing conservatory and would measure only 0.5m higher overall whilst reducing the current area of glazing. Therefore, the single storey rear extension would not increase overlooking or loss of privacy to neighbouring properties. Furthermore, the single storey extension would have no significant impact on natural light or the visual amenity of neighbouring properties due to its size and location. The insertion of a roof light and glazed double doors opening to the garden would also not increase overlooking or noise emissions as the present structure allows some light and noise to be emitted. Therefore, it is considered that the proposed single storey rear extension would not harm the amenity of occupiers of neighbouring dwellings in terms of loss of light, privacy or outlook in compliance with Policy LP10 of the Gosport Borough Local Plan 2011-2029 and the Gosport Borough Design SPD 2014.

5. In light of the front location of the proposed balconies neither would have an outlook of private outdoor space above and beyond that which is visible from the street. The balcony at first floor proposes to include an obscure glazed privacy screen of 1.8m in height to the west to protect the privacy of bedrooms in the adjoining property whilst it would be an acceptable 3.6m from no.4 Queens Road at its nearest point. This would ensure that there is an acceptable relationship and a planning condition is proposed to ensure that the obscure glazing is retained. The proposed balcony to serve the dormer window on the front elevation is to be set back from the front elevation of the original dwelling and, as a result, would not have a direct outlook towards adjacent dwellings. Therefore, it is considered that the proposed balconies would not harm the amenity of occupiers of neighbouring dwellings in accordance with Policy LP10 and the Gosport Borough Design SPD 2014

6. The proposed works would be compliant with the Gosport Borough Parking SPD 2014 which recommends the provision of 2 no. allocated parking spaces for a 3 no. bed dwelling. 3 no. off street parking spaces would be available with the proposal.

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:

1204/01 and 0204/03

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

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

4. The balcony at first floor level shall not be first used until the privacy screen on the south-west elevation of the balcony, hereby approved (as shown on approved plan no. 0204/03), has been constructed and obscure glazed to a minimum of Pilkington Level 3 (or equivalent). The privacy screen must be retained as approved with obscure glazing to a minimum of Pilkington Level 3 (or equivalent).

Reason - To ensure that there is an acceptable impact upon the amenity of the occupiers of No.6A in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

ITEM NUMBER: 02.
APPLICATION NUMBER: 15/00609/FULL
APPLICANT: Mr Morad Arefin Dow Properties Ltd
DATE REGISTERED: 13.11.2015

PART DEMOLITION OF TWO STOREY REAR ADDITION, INTERNAL AND EXTERNAL ALTERATIONS AND ERECTION OF REAR AND SECOND FLOOR EXTENSIONS AND PARTIAL CHANGE OF USE OF GROUND FLOOR TO FORM 6 NO. FLATS (CONSERVATION AREA) (as amended by plans received 09.02.16 and 14.03.16)
20 - 24 High Street Gosport Hampshire PO12 1DE

The Site and the proposal

1. The application site is located on the northern side of High Street, on the corner with North Cross Street, within the defined Town Centre and High Street Conservation Area. The High Street Conservation Area is characterised by buildings that are built hard up against the pavement, many of which are of significant architectural merit. Many buildings are of three storey scale with either rendered or predominantly red brick facades and raised parapets. The application site contains an early 20th Century stone building consisting of a double-height banking hall at ground floor with a tall attic roof. On the northern side is a later, two storey brick extension with a flat roof and an alleyway access to the rear of the site and the upper floors of the building via an external, metal staircase. The building is currently operating as Lloyds Bank.
2. Internally, the ground and first floor of the main bank building is currently the banking hall with store rooms, training room, toilets and kitchen in the attic space above. The ground floor of the two storey brick extension is the location of the bank vault and is also currently used for office space. The first floor also contains offices. The flat roof of the two storey brick extension can be accessed from the external staircase and also from the second floor of the main bank building. There are windows, including dormers, in the front (southern), rear (northern) and side (western) elevation of the main bank building. There are access doors in the northern elevation of the two storey brick extension to the external staircase. The two storey brick extension has four windows at each level in the side (western) elevation facing onto North Cross Street with splayed brick arches and a horizontal band between floors and stone capped parapet.
3. The adjoining building to the east, number 25 High Street, is a three storey brick building with a Class A3 café use at ground floor level and ancillary staff accommodation above. The building to the north, 21a North Cross Street, is a Class A1 retail use currently occupied by Scope. This modern, brick built building is two stories high and has a flat roof. There are no first floor openings in this building. There is a landlocked grassed area at the rear onto which the application building and other buildings also back onto. There are a number of other commercial and residential uses in the immediate vicinity and on the opposite side of the High Street and North Cross Street. North Cross Street is a no through road and has on street parking bays on the eastern side and double yellow lines in the turning head and on the western side, with two Public Car Parks beyond.
4. The proposal is for the part demolition of the rear section of the two storey brick extension and the remodelling and extension of the remainder which, together with internal conversion works above the existing bank, would provide 6 no. flats (3no. one bedroom and 3no. two bedroom). The footprint of the two storey brick extension would not be increased and the plans show the ground floor being largely retained for a use ancillary to the commercial use in the main bank building, with the exception of areas set aside for secure cycle storage (15no. spaces) and a bin store area (12no. bins). The cycle and bin stores would be accessed from the existing alleyway from North Cross Street.
5. Externally, the main bank building would be retained, as existing. Originally, it was proposed to erect a modern, metal clad upper floor extension over the brick extension. Concerns, however, were raised with the appropriateness of this design and amended plans have now been received which

show the brick extension being increased in height to create an additional storey of matching design. The window layout and detailing would be replicated, as would the stone capped parapet.

6. The eastern section of the brick extension would be remodelled and would, at first and second floor level, be set back by between approximately 1.6m and 2.2m. There would be a 0.4m deep projecting bay on the northern elevation in which would be 2no. balconies. The flats would be accessed from a doorway inserted into the western elevation of the main bank building. This access would lead to two flats at first floor level (Plots 1 and 2). Plot 1 would be a two bedroomed flat in the eastern side of the brick extension. It would have new bedroom windows and a balcony from the lounge area in the northern elevation. Plot 2 would be a one bedroomed flat in the western side of the brick extension, facing North Cross Street. It would have a new door in the eastern elevation opening onto a small roof terrace over the ground floor section. The second floor of the brick extension and the converted attic space of the main bank building would contain four flats (Plots 3 to 6). Plot 3 would be located in the eastern side of the brick extension and would be a one bedroomed flat with new balcony and window in the northern elevation. Plot 4 would be a one bedroomed flat in the western side of the brick extension, facing North Cross Street and would also have a new window in the northern elevation. Plot 5 would be a two bedroomed flat located in the western side of the main bank building and Plot 6 would be located on the eastern side. These two flats would utilise the existing windows in the building. Plot 6 would also have access to a section of the existing flat roof of the brick extension retained as a small roof terrace.

7. The alterations and extensions are proposed to be constructed of matching materials and detailing with timber windows. No on site car parking is proposed.

8. Additional amended plans have been received which show a corbelled brick detail between the existing and new brickwork of the brick extension.

Relevant Planning History

K3902 - change of use of first floor from domestic to offices - permitted 27.09.61

K6181 - change of use of a first floor flat to office storage and amenities - permitted 11.06.68

K6181/1A - demolition of existing and erection of two storey addition to Lloyds Bank - permitted 29.03.71

K 6181/1B - erection of first floor rear extension - permitted 06.09.79

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP10

Design

LP12

Designated Heritage Assets: Conservation Areas

LP23

Layout of Sites and Parking

LP28

Uses in Centres

LP27

Principal, District and Neighbourhood Centres

LP42

International and Nationally Important Habitats

LP4

The Gosport Waterfront and Town Centre

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

Natural England	No objection.
Streetscene Waste & Cleansing	No objection. Adequate capacity/storage arrangements shown for wheeled bins. Bins to be placed kerbside to facilitate collection.
Building Control	No objection. It would appear that access to the first floor plant room and WC's is being removed. Further provision / access to these areas would need to be made should the scheme be implemented.
Local Highway Authority	<p>No objection, subject to the provision of adequate cycle storage. No car parking is available for this building and with the plot limitations, none can be achieved within the available curtilage. The scheme does, however, provide secure cycle parking to accord with the adopted standards and the site is in a sustainable location, close to local services, pedestrian/cycle and public transport facilities.</p> <p>The previous use here may well have generated a similar number of trips to the proposed change of use and the demand for parking would have been likely to be of a similar order although the housing would generate a demand for over-night parking. With limited opportunities for on street parking in this area the demand for vehicle parking would need to be accommodated within local public car parks.</p>
The Gosport Society	No objection.

Response to Public Advertisement

1 letter of objection

Issues raised:-

- overdevelopment and loss of commercial floorspace
- loss of access/fire escape route

Principal Issues

1. 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 the Gosport Borough Local Plan, 2011 - 2029 (GBLP). Means of escape in the event of fire is dealt with under the Building Regulations. The main issues in this case, therefore, are the effect of the proposal on

the commercial function and servicing of the existing use, 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 recreational disturbance.

2. The proposal would not reduce the amount of Primary frontage within the Gosport Town Centre and although the development would result in the loss of commercial floorspace within the building, the upper floors could lawfully be used for residential purposes, under permitted development legislation, without any planning control. The plans show the retention of space for commercial activities at ground and first floor level and the building can continue to be serviced from the High Street and the existing arrangements will not be compromised and given the above, therefore, the proposal would not harm the commercial function and servicing of the existing use on the site and in this respect, is in compliance with Policy LP28 of the Gosport Borough Local Plan, 2011-2029.

3. There are other, similar, residential uses located to the rear and above commercial properties on the High Street, and the acceptability of such development is, therefore, established within the High Street Conservation Area. The High Street frontage is to be unchanged and the extension to the North Cross Street elevation is in keeping with the design of the existing two storey brick extension. The height of the additional floor would not exceed the height of the main bank building and the window configuration and detailing of the windows and parapet is also proposed to match the existing. The amended plans include a horizontal corbelled brick detail which will add a visual break in order to ensure that any deviations between the old and new brick would not be visually significant or harm the appearance of the building. The works to the eastern side of the brick extension and the provision of balconies are acceptable in design terms. The bin and cycle stores are incorporated into the building and neither would be readily visible from public vantage. The new defined entrance at ground floor level to the flats from North Cross Street is visually appropriate to the building and the materials and detailing of the development will be controlled by condition. Overall, therefore, the scale, form and detailing of the alterations and extension are sympathetic to the overall form and proportions of the building and the other buildings in the locality and the proposal will preserve the character and appearance of the Conservation Area. The development, therefore, is in compliance with Policies LP10 and LP12 of the Gosport Borough Local Plan, 2011 - 2029.

4. The housing density proposed, at 150 dwellings per hectare (dph), would accord with the guideline figure of over 60 dph set out in Policy LP24 of the GBLP. It is reflective of the character of this part of the Conservation Area and does not, therefore, constitute an overdevelopment of the site. The footprint of the building would not be increased over the existing and given the location and scale of the extensions and the location in relation to the adjacent buildings, there would be no harmful impact on the amenities of the occupiers of the neighbouring buildings in terms of loss of light or outlook. In terms of privacy, although the application proposes to create balconies in the rear (north) elevation and additional windows at first and second floor level in this elevation, the grassed area over which the windows and balconies would face is already overlooked by the rear dormer window and flat roof area of the existing bank building and windows in the neighbouring properties. It is considered appropriate, however, to require the balconies to have privacy screens to be provided, secured by condition, to ensure that no harmful overlooking is afforded between Plots 1 and 3 and the roof terrace and bedroom of Plot 2. Subject to the aforementioned condition, there would not be any harmful loss of privacy to prospective occupiers. In terms of activity, whilst the application proposes small balconies, windows and terrace areas for the flats in close proximity to each other, such a relationship is a common arrangement for residential properties of this type and would not be harmful in this instance. It is not considered that the 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 provide significant levels of on-site amenity space, this is mitigated by the accessible location of the site close to local parks and facilities including Walpole Park and the waterfront and is acceptable in this Town Centre location. Adequate refuse storage facilities are shown for the proposed residential units, within the building, the provision and retention of which will be controlled by condition. 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.

5. The Gosport Borough Car Parking Supplementary Planning Document (Parking SPD) suggests that 11no. parking spaces for the proposed residential units (9no. for the occupiers and 2no. for visitors) together with 18no. spaces for the retained commercial uses (a total of 29no. spaces) should be provided. Under the Parking SPD, the existing commercial use would require 37no. spaces. The site currently has no car parking provision and none is proposed. The Parking SPD, however, notes 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. The application site is located within the Town Centre with its links to public transport, shops and local services and links to Portsmouth Harbour Station. There are parking restrictions in the locality which will prevent inappropriate on-street parking and a number of public car parks in the immediate vicinity of the site. At present, there are no clearly designated spaces for cycles on the site and the application proposes 15no. cycle spaces in total. Furthermore, there is opportunity for occupiers of the site, both commercial and residential, to use the existing facilities in the Town Centre. 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, noting the reduction in overall car parking requirements, in compliance with Policies LP10 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

6. The proposal will introduce additional dwellings which are 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 and will be controlled, by condition. Subject to this mitigation, the proposal is in compliance with the Policy LP42 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:

D8415 08/201 P2, D8415 08/202 P2, D8415 08/203 P3, D8415 08/302 P5, D8415 08/300 P4, D8415 08/301 P5, D8415 08/204 P4 and D8415 08/303 P5

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policies LP10, LP4, LP27, LP28 and LP23 of the Gosport Borough Local Plan, 2011 - 2029.

3. No development shall commence until details of the means for securing appropriate mitigation for recreational disturbance have been submitted to and approved, in writing, by the Local Planning Authority. The approved mitigation shall be in place before the development is first occupied.

Reason - To ensure the impact of recreational disturbance is mitigated and to comply with the Policy LP42 of the Gosport Borough Local Plan 2011 - 2029.

4. No development shall take place until details, including samples, of all external facing materials, including the window reveals, cornice, corbel and parapet details, brick bond, and mortar and the roofing materials, 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 external appearance of the development is satisfactory, and to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011 - 2029.

5. Details of all new windows and doors, which shall be of timber construction, including horizontal and vertical sections at a scale of 1:5 and elevations at a scale of 1:10 shall be submitted to and approved, in writing, by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - Such details have yet to be submitted and to protect the amenities of the area, and to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011 - 2029.

6. The development hereby permitted shall not be occupied until cycle storage facilities have been provided in accordance with the details shown on the approved plan, D8415 08/201 P2. The approved cycle storage facilities shall thereafter be retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policies LP10 and LP23 of the Gosport Borough Local Plan 2011 - 2029.

7. The development hereby permitted shall not be occupied until refuse storage facilities have been provided in accordance with the details shown on the approved plan, D8415 08/201 P2. The approved refuse storage facilities shall thereafter be retained in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - In order to ensure that adequate refuse storage is provided in compliance with Policy LP10 of the Gosport Borough Local Plan 2011 - 2029.

8. No development shall take place until details of the balconies, including privacy screens, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall not be occupied until the balconies have been installed in accordance with the approved details and the retained thereafter, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - In order to protect the amenity of the prospective occupiers of the properties and to comply with Policy LP10 of the Gosport Borough Local Plan, 2011 - 2029.

ITEM NUMBER: 03.
APPLICATION NUMBER: 15/00629/FULL
APPLICANT: Mr Mark Seldon
DATE REGISTERED: 26.01.2016

RETENTION OF SINGLE STOREY SIDE EXTENSION
28 Brockhurst Road Gosport Hampshire PO12 3DE

The Site and the proposal

1. The application site constitutes a detached two-storey red brick Victorian dwelling located on Brockhurst Road. The application is separated from the neighbouring semi-detached two-storey dwelling to the south-east by a 1.7m high brick wall.
2. The proposal is to retain a brick single storey, flat roof, side (south-east) extension. The side extension, used as a storage space, is 1.4m in width (reducing to 0.6m) and 2.7m in height. The only window is a forward facing window which is obscure glazed.
3. This application requires consideration by the Regulatory Board as it has been submitted by a member of staff.

Relevant Planning History

78/11223/PA - single storey rear extension - permitted 04.05.78

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP10
Design

Supplementary Planning Documents:

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

Consultations

Nil

Response to Public Advertisement

Nil

Principal Issues

1. The principle of extending the dwelling is considered acceptable. Therefore, the main issues in the case are the impact of the extension on the amenity for the neighbour, No. 26 Brockhurst Road, and the design and appearance of the extension.
2. The extension is sited in a narrow gap between two dwellings which is already a dark corridor. No 26 Brockhurst Road has no windows on this portion of their northwest elevation and, therefore, there is no direct loss of light, outlook or privacy. The rear projection of No. 26 Brockhurst Road does have several windows on the northeast and northwest elevations which benefit from light from the open northern exposure. Accordingly, the impact of the extension is negligible on these rooms.

Therefore, the extension is considered acceptable in this regard in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

3. The extension is subservient to the main dwelling and constitutes a minor addition to the dwelling. Furthermore, as the extension is set back from the highway it is not highly visible within the wider public realm. Therefore, it is considered that the extension does not harm the character of the dwelling or streetscene in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

RECOMMENDATION: Grant Permission

ITEM NUMBER: 04.
APPLICATION NUMBER: 16/00076/FULL
APPLICANT: Premier Inn Hotels Limited
DATE REGISTERED: 15.02.2016

**ERECTION OF FOUR-STOREY EXTENSION TO EXISTING HOTEL AND PROVISION OF
ADDITIONAL CAR PARKING AND CYCLE STORAGE**
Premier Inn Gosport Leisure Park Forest Way Gosport Hampshire PO13 0ZX

The Site and the proposal

1. The application site is located in the southeast corner of the Gosport Leisure Park approximately 16m from Fareham Road. Vehicular access to the site is from Forest Way to the north. The site comprises an existing four storey hotel, part of the existing car park and a grassed area to the south of the hotel. The grassed area is generally flat, although it does extend into a banked area to the south. The existing hotel has a flat roof and is constructed from brick and render. Pedestrian access into the Hotel is on the west elevation towards the northern end of the building with an enclosed refuse store at the southern end.

2. To the east is Fareham Road which is separated from the site by a line of planting. Beyond Fareham Road and to the southeast is a wooded area and land surrounding Fort Brockhurst, an Ancient Monument, with the Monument itself being in excess of 115m from the application site. To the west of the site is the Ice Rink which is a single storey building with a flank wall facing the application site. To the northwest is the existing Leisure Park car park, beyond which are the Leisure Centre and all weather sports pitches. To the south is the existing grass banking surrounding Huhtamaki and to the north is the delivery area and rear elevation of the Sailmaker Public House and further grassed areas.

3. The proposal is for the erection of a four storey extension to the existing hotel facility. The extension would be sited on the south side of the existing hotel and provide 36 additional bedrooms. The extension would be 19m long, 15m wide and 13m high in line with the existing hotel. The materials proposed would be brick and render to match the existing building. The existing refuse store on the south elevation would be re-provided on the south side of the extension. An additional parking area would be provided to the south and west of the extension providing 36 additional spaces and accessed from the existing car park. Space for four additional cycle spaces adjacent to the existing is also proposed.

Relevant Planning History

K17660/1 - Demolition of existing leisure centre, erection of replacement leisure centre including swimming pool, sports hall, health and fitness suites, and all-weather 5 a-side/7 a-side synthetic turf pitches, erection of new hotel, and pub/restaurant (including ancillary residential unit), associated access, car parking, servicing and landscaping - permitted 22.07.11

K17660/2 - Variation of conditions 14 and 35 (relating to K17660/1) to allow minor alterations to the proposals and amendments to the phasing - permitted 18.01.12

K17660/3 - Variation of conditions 2, 3, 5, 9, 10, 14, 16, 17, 18, 24, 25, 26, 30, 32 and 35 (relating to K17660/2) to allow minor alterations to the development and phasing - permitted 06.11.12

Relevant Policies

National Planning Policy Framework (NPPF), March 2012

Gosport Borough Local Plan, 2011 – 2029:

LP1
Sustainable Development
LP2

Infrastructure
LP3
Spatial Strategy
LP9E
Allocations outside the Regeneration Areas: Leisure, Community Uses and Open Spaces
LP10
Design
LP11
Designated Heritage Assets including Listed Buildings, Scheduled Ancient Monuments and Registered Historic Parks & Gardens
LP18
Tourism
LP23
Layout of Sites and Parking
LP32
Community, Cultural and Built Leisure Facilities
LP39
Water Resources
LP41
Green Infrastructure
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 Design Guidance: Supplementary Planning Document: February 2014

Gosport Borough Council Parking: Supplementary Planning Document: February 2014

Consultations

Environmental Health	No objection subject to conditions relating to further contamination investigation, specifically in respect of unexploded ordnance and where necessary remedial measures.
Southern Water	No objection. Consideration needs to be given to the position of existing drainage apparatus and a condition imposed in respect of any diversion and protection that may be needed. Foul sewage disposal can be achieved for this site. Additional capacity for surface water is not available, however, its disposal could be addressed as part of the proposals. Request conditions relating to foul and surface water disposal.
Building Control	No response received.
Local Highway Authority	No objection. The proposals would be unlikely to generate significant new trips to

the network with many being pass-by or diverted trips already on the network. The extension would be unlikely to make a significant change to the existing levels of service and delivery traffic. Request conditions relating to parking provision and management of vehicles and traffic during construction.

HCC Ecology

No objection but the application presents an opportunity for biodiversity enhancements. Such enhancements may include wildlife friendly landscape planting or features for bats and birds on the extension itself.

HCC Local Lead Flood Authority

Further information required in order to provide a response.

Response to Public Advertisement

1 letter of support

Issues raised:

- positive step in the development of this location.
- note that the hotel has proven to be such a visitor centre that the demand for hotel rooms has increased, in less than 5 years, to merit an increase in the number of rooms by 50%.
- also noted the height of the structure and that the proposal it is 120m from the redan and within 200m of Fort Brockhurst.

Principal Issues

1. The main issues for consideration are whether the proposal is an appropriate use in this location, whether it would have a detrimental impact on the appearance of the area, or the setting of the Ancient Monument, whether it would have a detrimental impact on the amenities of the adjoining occupiers, on highway safety or biodiversity interests, whether it would give rise to unacceptable impacts from land contamination and makes adequate drainage provision.

2. The site has already been accepted as being appropriate for hotel accommodation. The proposed expansion is supported by Policy LP18 of the Gosport Borough Local Plan 2011-2029 which notes that such developments can assist in diversifying the local economy and creating additional jobs. The supporting text for this Policy also notes that the council will look to encourage the upgrading of tourism facilities in ways that promote higher value activity, reduce seasonality, and support urban regeneration. The proposed expansion to the hotel may act as an enabler for all these ambitions and will help to support tourism in Gosport Borough. The proposals are, therefore, considered acceptable in this regard in compliance with Policy LP18 of the Gosport Borough Local Plan 2011-2029. The site is located in an area designated within the Local Plan as a community and built leisure facility to which Policy LP9E applies. This indicates that development proposals within Gosport Leisure Park should include leisure facilities. The supporting text notes the development already constructed on site and indicates that complementary commercial uses would be appropriate. The proposal is considered to be an appropriate complimentary commercial use, extending an existing hotel facility in compliance with Policy LP9E of the Gosport Borough Local Plan 2011-2029.

3. The appearance of the proposed extension reflects that of the existing hotel facility and proposes matching materials which have already been accepted in this location. The Fareham Road elevation would have limited articulation, with a small recessed element where the extension joins the existing building. This is in keeping with the overall appearance of the existing hotel. The visual appearance of this elevation would be broken up further by the use of render and brick in the manner proposed and is considered acceptable. A condition requiring matching materials is

considered appropriate. As noted above the extension would be in excess of 115m from Fort Brockhurst and on the opposite side of Fareham Road (A32). The A32 provides a clear physical and visual break between the open land to the east of the road and the long established built up area to the west within which the site and proposals are located. Having regard to this relationship the proposed extension would not harm the setting of this Ancient Monument. The proposals, therefore, comply with Policies LP10 and LP11 of the Gosport Borough Local Plan 2011-2029.

4. The closest building to the proposed extension and car park is the ice rink which is situated to the west, some 20m from the extension, and has its flank wall facing onto the proposed car park. In view of the location of the proposal, its relationship to the ice rink and the separation distances to other surrounding buildings, being in excess of 50m, the proposal would not have a detrimental impact on the users of these buildings in accordance with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

5. The proposal includes the provision of 36 additional car parking spaces and this number is in compliance with the requirements of the Parking SPD and would ensure any demand is met without overspill onto the surrounding highway network. The proposal also increases the number of cycle spaces from 8 to 12 for this site which is proportional to the increase in bedroom numbers and is considered acceptable, having regard to a compliant level of car parking and its location close to Fareham Road which has very good access to the existing bus routes. Conditions requiring the provision of the car parking and cycle provision along with the management of vehicles and traffic during construction to ensure there are no impacts on the area and highway network are considered appropriate in this instance. The proposals would not have a detrimental impact on highway safety and are, therefore, acceptable in respect of Policy LP23 of the Gosport Borough Local Plan 2011-2029.

6. Having regard to the nature of the existing site, being mown grass, and the location of the extension and car park the proposals would not have a detrimental impact on any biodiversity interests. The proposals do provide an opportunity to include biodiversity enhancements within the scheme and a condition requiring details of such measures and their implementation is considered appropriate. Subject to this condition the proposals would comply with Policies LP41 and LP44 of the Gosport Borough Local Plan 2011-2029.

7. Further investigations are required to establish any possible contamination that may exist on the site, specifically in relation to unexploded ordnance. In this instance it is considered acceptable to control this with the imposition of conditions requiring further investigations and any required remediation to be carried out. Subject to these conditions the proposals would comply with Policy LP47 of the Gosport Borough Local Plan 2011-2029. The applicants have provided a drainage strategy within their submission, however, further details are required to ensure that adequate provision is made for the development and to avoid risks of surface water flooding. It is, therefore considered appropriate to impose conditions requiring further details on the disposal of surface water, and its future maintenance, along with the disposal of foul sewage. Subject to these conditions the proposals are considered to be in accordance with Policies LP2, LP39 and LP45 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: location plan; 3931-P2 B; 3931-P5; 3931-P6; 3931-P8.

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 materials to be used shall match in type, colour and texture, those on the existing building unless otherwise agreed, in writing, by 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.

4. No development shall take place until a construction method statement has been submitted to and approved, in writing, by the Planning Authority. The method statement shall include:

- (a) A programme of construction work;
- (b) The provision of facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Access and egress for plant and machinery;
- (e) Protection of pedestrian routes during construction;
- (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (g) The provision for wheel washing facilities;

The works shall be carried out in accordance with the approved method statement.

Reason - To safeguard highway and pedestrian safety and the amenities of the area in accordance with Policies LP10, LP23 and LP46 of the Gosport Borough Local Plan 2011-2029.

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

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

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

Reason - In order to ensure that adequate cycle storage is provided in compliance with Policy LP23 of the Gosport Borough Local Plan 2011-2029.

7. No development shall take place until the developer has advised the local planning authority of the measures which will be undertaken to divert and protect the existing public sewers.

Reason - To ensure adequate provision and protection of infrastructure for the development and to comply with Policy LP2 of the Gosport Borough Local Plan 2011-2029.

8. Notwithstanding the submitted information, no development shall take place until a drainage strategy detailing the proposed means of foul and surface water sewerage disposal, a timetable for its implementation and its future maintenance, has been submitted to and approved, in writing, by the local planning authority. The development shall be carried out and maintained in accordance with the agreed strategy.

Reason - To ensure adequate provision of infrastructure for the development and to reduce flood risk and to comply with Policies LP2, LP39 and LP45 of the Gosport Borough Local Plan 2011-2029.

9. Prior to first occupation of the development, biodiversity enhancement measures shall be completed in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The measures shall be retained, in accordance with the approved scheme, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - In the interests of biodiversity and to comply with Policy LP41 of the Gosport Borough Local Plan 2011-2029.

10. No development shall take place until an unexploded ordnance subsurface clearance scan of the site for the proposed car park and hotel extension has been undertaken to either confirm the absence of unexploded ordnance or identify any anomalous readings (which shall 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, any

subsequent mitigation measures and a timetable for their implementation shall be submitted to and approved, in writing, by the local planning authority before the development commences.

Reason - To ensure that risks from unexploded ordnance are mitigated so that the development can be carried out safely without any unacceptable risks to workers, neighbours or future users in accordance with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

11. Should contamination be encountered during works that has not been investigated or considered in the agreed scheme of remedial measures, investigation, risk assessment, a detailed remedial method statement and a timetable for its implementation shall be submitted to and approved, in writing, by the local planning authority. Any approved remediation shall be implemented in accordance with the approved details and timetable and before occupation of the development shall be validated in writing by an independent competent person as agreed 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.