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Monday, 3 September 2007

## **S U M M O N S**

**MEETING:** Regulatory Board  
**DATE:** 11 September 2007  
**TIME:** 6.00pm  
**PLACE:** Council Chamber, Town Hall, Gosport  
**Democratic Services contact:** Joe Martin

BOROUGH SOLICITOR

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### **MEMBERS OF THE BOARD**

Councillor Davis (Chairman)  
Councillor Train (Vice Chairman)

Councillor Allen	Councillor Hicks
Councillor Carter	Councillor Smith
Councillor Chegwyn	Councillor Taylor
Councillor Foster	Councillor Ward

The Mayor (Councillor Gill) (ex officio)  
Chairman of Policy and Organisation Board (Councillor Cully) (ex-officio)

### **FIRE PRECAUTIONS**

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

**In the event of the fire alarm (continuous ringing) or bomb alert (intermittent ringing) 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.**

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

**IMPORTANT NOTICE:**

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

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

**NOTE:**

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

**AGENDA**  
**PART A ITEMS**

Recommended  
Minute Format

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

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

3. MINUTES OF THE MEETING OF THE BOARD HELD ON  
14 AUGUST 2007 [copy attached].

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, 7 September 2007. 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, 7 September 2007).*

6. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.  
(grey sheets – pages 1 –29/1)*

PART II  
Pat Aird  
Head of  
Development  
Control  
Contact Officer  
Ext 5328

7. ANY OTHER ITEMS

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

**A MEETING OF THE REGULATORY BOARD  
WAS HELD ON 14 AUGUST 2007**

The Mayor (Councillor Gill) (ex-officio) (P), Chairman of the Policy and Organisation Board (Councillor Cully) (ex-officio), Councillors Allen (P), Carter (P), Chegwyn (P), Davis (P), Foster (P), Hicks, Smith (P), Taylor, Train (P) and Ward (P).

It was reported that, in accordance with Standing Order 2.3.6., notice had been received that Councillors Carr and Burgess would replace Councillors Hicks and Taylor respectively for the duration of this meeting.

**58 APOLOGIES**

Apologies for inability to attend the meeting were received from Councillors Cully, Hicks and Taylor.

**59 DECLARATIONS OF INTEREST**

- Councillor Train declared a personal & prejudicial interest in item 6/01 (K16508/1 – Brodrick Hall)
- Councillor Gill declared a personal interest in item 6/01 (K16508/1 – Brodrick Hall)

**60 MINUTES**

RESOLVED: That the Minutes of the Regulatory Board meeting held on 17 July 2007 be approved and signed by the Chairman as a true and correct record.

**61 DEPUTATIONS**

It was reported that two deputations had been received on item 6/01 (K16508/1 – Brodrick Hall)

A request to address the Board had been received from a Ward Councillor on Item 6/01 (K16508/1 – Brodrick Hall)

**62 PUBLIC QUESTIONS**

No public questions had been received.

**PART II**

**63 REPORT OF THE DEVELOPMENT SERVICES MANAGER**

The Development Services Manager submitted a report on applications received for planning consent setting out the recommendation in each case (a copy of which is attached in the Minute Book as Appendix 'A').

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

**64 K16508/1 – USE OF LAND FOR SITING OF TEMPORARY BUILDING TO ACCOMMODATE EDUCATIONAL FACILITY AND ASSOCIATED CAR PARKING (CONSERVATION AREA)  
Brodrick Hall Clayhall Road Gosport Hampshire PO12 2BY**

**Note: Councillor Train declared a personal and prejudicial interest in this item, left the room and took no part in any discussion or voting thereon. Councillor Gill declared a personal interest, stayed in the room and did not vote as he was an ex-officio Member.**

Members were advised that there had been an additional 84 letters of objection, bringing the total number of objections to 251, and an additional 40 letters of support, which brought the total number of supporting letters to 60. No additional planning issues were raised.

Mr Streatfield-James addressed the Board on behalf of the Anglesey Conservation Group. Mr Streatfield-James applauded the efforts of the Beacon Foundation and explained that everybody was fully behind the Enterprise Academy initiative. The only concern was that of the appropriateness of the Brodrick Hall site for the academy. Mr Streatfield-James disagreed that the Marycourt field would be an ideal place at which to relocate the lost community facilities and believed that having cars and trailers on this field would extend the urban sprawl and churn up the ground, much to the detriment of the 6-8 year olds and pre-school children who used the field to practice sports. Further to this, it was feared that if the academy was successful it would wish to expand, at which point Members would be faced with an application to allow permanent buildings to extend onto Marycourt field.

Mr Streatfield-James stated that the dire condition of the Hall portrayed in the application was erroneous and misleading. The building would in fact inhibit the profitable use of the Hall and preclude the siting of marquees for weddings and other events which would precipitate the running down of the Hall, adding that the Beacon Foundation and school were not prepared to put any money into the Hall itself. Mr Streatfield-James raised several further issues, such as the belief that there would soon be a requirement for a security fence similar to the one around the nearby Scout area which would be further detrimental to the character of the area; and that to waive all the conservation rules to facilitate this building would set dangerous and unmanageable precedents for the future, particularly regarding Stokesmead field. Officers had concluded that there were other more appropriate sites, and Mr Streatfield-James urged Members to support the Officers recommendations.

Mrs Upperton was invited to address the Board as the spokesperson on behalf of a second deputation against the proposal. Mrs Upperton was representing the Gosport Society and wished to make it clear that the Society believed that any erection of a building on this site would have a negative impact on the lake; and a natural gem of the town would be lost as a result. Mrs Upperton questioned why the applicant had made no effort to upgrade the road and believed that the site in question should remain a peaceful location, fearing that the temporary building would soon become a permanent fixture. She hoped that the application would be refused and that the Council would subsequently look into ways of preserving the

area for the future.

Reverend Goodyer was invited to address the Board in support of the application. Reverend Goodyer felt that where objections did have validity, they were outweighed by the potential for good that could come from the Academy being located at this site. Reverend Goodyer was convinced that to refuse the application would be to miss an opportunity that would be to the greater good of Alverstoke and Gosport. He thanked planning officers for their help during the process, and for their openness in advising that issues of building in the urban gap and conservation area would need to be overcome. He was confident that reasons 4 & 5 for refusal, relating to the inadequate provision of cycle parking facilities and an inadequate flood risk assessment, could be satisfactorily addressed.

Reverend Goodyer stated that there were mitigating factors for why this development should be allowed outside of the urban boundary. The Church wanted the site to be used for the greater good of the community, and the educational authority also felt that it was an appropriate site. He expressed that the Borough could not afford to miss the opportunity to forge a partnership between the Church, Gosport Secondary Schools and local businesses, which would help re-engage teenagers into education. Reverend Goodyer believed that the establishment would provide longer-term security for the sustainability of the site for community activities. He stated that the use of the open site for kayaking would not be affected as the Marycourt field was available further along the coast line and that the numbers of those who would benefit from the facilities at Brodrick would be increased by the Academy. Reverend Goodyer felt that reason 3 for refusal was a matter of subjective assessment and that considerable effort had been made to minimise any visual consequences. He explained that the applicants had not chosen the cheapest option in the hope that they would be able to overcome the conservation area issue.

Councillor Edgar was invited to address the Board as a Ward and County Councillor in the Anglesey and Alverstoke area. Councillor Edgar felt that this was a unique location of natural beauty and that although the principle of the Academy was an excellent idea which would help Bay House enormously; this was simply the wrong location on which to site it. Councillor Edgar stated that the planning details were well made in the Officers recommendation and should be supported; and he was unhappy that local residents had been referred to as NIMBYs. Although the County Council were prepared to invest £200k in the scheme, they had not supported this site as a location for the Academy. Councillor Edgar also added that having spent many years fighting for the survival of Stokesmead Green it would not be advisable to suddenly allow a development on this site as it would set a precedent for development on Stokesmead field in the future.

Although Members reiterated their support for the Academy scheme, the site and design of the building were felt by all Members to be inappropriate. Some Members referred to sections of the Local Plan and it was questioned why the applicants had not accepted the advice of the planning department and Local Plan at an earlier stage. It was agreed that a dangerous precedent would be set by siting the Academy here and that there were alternative more suitable locations available.

**RESOLVED:** That planning application K16508/1 – Brodrick Hall, Clayhall Road, Gosport be refused for the following reasons

- i. The proposal is not an appropriate recreational use, or essential to the operational requirements of the Ministry of Defence, public and other essential services. As such, the proposal is contrary to Policy R/OS1 of the Gosport Borough Local Plan Review.
- ii. The proposal would have a detrimental impact on the existing community/recreational facilities at the site, contrary to Policies R/CF2 and R/OS4 of the Gosport Borough Local Plan Review.
- iii. Given the prominence of the building across Stoke Lake and the poor quality of design the proposal will detract from the landmark value of Brodrick Hall and will not preserve or enhance the character or appearance or setting of the Anglesey Conservation Area. The proposal will also diminish the Urban Gap visually and physically and be detrimental to the appearance of the Coastal Zone. As such, the proposal is contrary to Policies R/BH1, R/CH1 and R/OS3 of the Gosport Borough Local Plan Review.
- iv. Inadequate provision has been made for long term and short term cycle parking facilities contrary to Policy R/T11 of the Gosport Borough Local Plan Review.
- v. The site is within an area of medium risk of flooding (Flood Zone 2). Insufficient information has been submitted in the form of a Flood Risk Assessment to fully consider the implications of the development for flooding, contrary to Policies R/ENV1 and R/CH1 of the Gosport Borough Local Plan Review.

**65 K17332 – PROPOSED CONVERSION/EXTENSION OF THE UPPER FLOORS AND LAND TO THE REAR TO FORM 13NO. UNITS OF RESIDENTIAL ACCOMMODATION INCLUDING BIN AND CYCLE STORES (LISTED BUILDING IN CONSERVATION AREA) (as amended by plans, Design and Access Statement and Structural Engineers' report received 30.05.07 and 31.05.07)  
91-93 High Street Gosport PO12 1DS**

RESOLVED: That planning application K17332 – 91-93 High Street, Gosport be approved subject to the provision of a Section 106 Agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i That having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. It is of an appropriate design, and will not have any detrimental impact on this Listed Building or its setting or the amenities of nearby or prospective residents or traffic/parking conditions in the locality, and will enhance the character and appearance of the Conservation Area. As such the development complies with Policies R/DP1, R/DP7, R/BH1, R/BH3, R/BH4, R/BH8, R/H4, R/S3, R/S6, R/S7, R/T11, R/ENV1, R/ENV4 and R/OS8 of the Gosport Borough Local Plan Review.

- 66 K17332/1 – LISTED BUILDING APPLICATION - PROPOSED CONVERSION/EXTENSION OF THE UPPER FLOORS AND LAND TO THE REAR TO FORM 13NO. UNITS OF RESIDENTIAL ACCOMMODATION AND PARTIAL DEMOLITION OF OUT BUILDINGS (CONSERVATION AREA) (as amended by plans, Design and Access Statement and Structural Engineers' report received 30.05.07 and 31.05.07)  
91-93 High Street Gosport Hampshire**

RESOLVED: That application K17332/1 – 91-93 High Street, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location as it will ensure a long term viable use for these historically important buildings. It will not have any detrimental impact on this Listed Building or its setting. As such the development complies with Policies R/BH3 and R/BH4 of the Gosport Borough Local Plan Review.

- 67 K15275/1 – REGULATION 3 - INSTALLTION OF EXTERNAL INSULATION SYSTEM  
22-56 Landon Road Gosport**

RESOLVED: That planning application K15275/1 – 22-56 Landon Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed will improve the appearance of the building and the visual amenities of the locality. As such, the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

- 68 K15276/1 – REGULATION 3 - INSTALLATION OF EXTERNAL INSULATION SYSTEM  
9-43 Tudor Close Gosport**

RESOLVED: That planning application K15276/1 – 9-43 Tudor Close, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason.

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed will improve the appearance of the building and the visual amenities of the locality. As such, the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

**69 K11305/2 – CHANGE OF USE OF INTEGRAL GARAGE TO SHOP (CLASS A1)  
AND INSTALLATION OF SHOP FRONT  
43 Cambridge Road Gosport Hampshire PO12 3EE**

RESOLVED: That planning application K11305/2 – 43 Cambridge Road, Gosport be approved subject to the conditions set out in the Report of the Development Services Manager, for the following reason.

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal for the establishment of a small business is acceptable in principle in terms of Policy R/H6 of the Gosport Borough Local Plan Review. Permitting the use as a shop for a temporary period will enable the impact on the amenities of nearby residences and traffic/parking conditions in the locality to be monitored and reviewed to ensure the proposal complies with Policies R/DP1, R/H6, R/ENV10 and R/T11 of the Gosport Borough Local Plan Review.

**70 K8102/3 – RETENTION OF SINGLE STOREY REAR EXTENSION WITH TILED  
PITCHED ROOF CONTAINING ROOF LIGHTS  
16 Welch Road Gosport Hampshire PO12 4PZ**

Members were advised that the neighbour of the applicant had been contacted and had confirmed that he had no objection to the proposal.

RESOLVED: That planning application K8102/3 – 16 Welch Road, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason.

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location and as such complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

**71 ANY OTHER BUSINESS**

There was no other business to discuss.

The meeting commenced at 6pm and concluded at 6.36pm

CHAIRMAN

## **GOSPORT BOROUGH COUNCIL – REGULATORY BOARD**

**11th September 2007**

### **ITEMS WITH RECOMMENDATIONS**

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

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<b><u>Item</u></b>	<b><u>Page No</u></b>	<b><u>Appl. No.</u></b>	<b><u>Address</u></b>	<b><u>Recommendation</u></b>
01.	3	K4528/2	27 Clifton Street Gosport Hampshire PO12 3AD	Grant Permission
02.	9	K17348	77A Clayhall Road Gosport Hampshire PO12 2AH	Grant Permission
03.	14	K6127/2	The White Swan 36 Forton Road Gosport Hampshire PO12 4TH	Grant Permission
04.	18	K10014/5	181 High Street Lee-On-The- Solent Hampshire PO13 9BX	Grant Permission
05.	20	K3775/8	23-25 Park Street Gosport	Grant Permission
06.	22	K9878/2	42 Charlesbury Avenue Gosport Hampshire PO12 3TG	Grant Permission
07.	26	K14618/3	Nimrod Community Centre Nimrod Drive Gosport PO13 8BE	Grant Permission

**ITEM NUMBER: 01.**  
**APPLICATION NUMBER: K4528/2**  
**APPLICANT: Parsons Construction Ltd**  
**DATE REGISTERED: 08.05.2007**

**EXTENSIONS TO EXISTING DWELLING AND CONVERSION TO FORM 5NO. 1  
BEDROOMED FLATS (as amended by plans received 30.07.07)  
27 Clifton Street Gosport Hampshire PO12 3AD**

### ***The Site and the proposal***

The application site is located at the western end of Clifton Street on the junction with Claudia Court and faces north along Hartington Road in a residential area within the Urban Area Boundary. Located 170 metres to the north along Hartington Road is the Brockhurst Road (nos. 29-75) Local Shopping Centre. Travelling 200 metres to the east along Clifton Street and Ann's Hill Road there is the Forton Road (nos. 335-359, 262-278) Neighbourhood Shopping Centre. Forton Road/Brockhurst Road is a bus route as is Ann's Hill Road and the application site is within 400 metres from bus stops which are served by at least 4 buses an hour to Gosport Town Centre.

Number 27 Clifton Street is a turn of the last century detached, two storey dwelling having an unsympathetic side extension with a cat slide roof incorporating a large tile hung east facing dormer window containing two windows and an integral garage facing north. There is also a conservatory to the rear of the two storey side extension. There is a single storey element at the rear of the property with a mono-pitched roof sloping down and away from the western boundary adjacent to the side garden serving 50 Hartington Road, a two storey detached house. The application property is constructed in brick with rendered elements to the rear under a red tiled gabled roof. There is a low block wall around the small front garden and a mixture of block walling and fencing 1.8 metres high to the boundaries of the rear garden. There is a drop kerb access from Claudia Court adjacent to a pair of double timber gates that serves a parking space located to the rear of the property. There is a large shed in the southern corner of the garden. The site backs onto the disused railway line that is now a pedestrian/cycle way with a landscaped margin containing a number of mature trees located adjacent to the application site boundary. There is a 6 metre high tree in the garden of 50 Hartington Road that adjoins the rear garden to the application site.

The area is residential in character and contains a number of dwellings of different ages and designs. Number 25 Clifton Street is located to the east of the site on the other side of Claudia Court and is a single storey bungalow with a hipped roof screened by a 1.8 metre high close boarded fence. Beyond this bungalow there is the gabled blank side elevation to 23 Clifton Street which is one of a terrace of three two storey houses. To the southeast of the site in Claudia Court there are two full three storey height brick built blocks of flats, six flats in each block, under gabled concrete tiled roofs. To the northeast of the site 37 Clifton Street is a two storey detached house set back 1.5 metres from the junction with Hartington Road. It has a truncated hipped roof and appears to have been one of a pair or the end of a terrace of properties that have been replaced with a block of three garages.

It is proposed to demolish the single storey lean to building on the south elevation and modern extension on the east elevation to the existing main building and remove the garden shed. The main original part of the dwelling is to be retained, including the gable to the front elevation and ground floor bay window. There is to be a new extension on the east side of this, partly replacing the existing extension with a two storey element behind, which will give a rectangular footprint to the same depth as the main original building. The new tiled roof is to have a double gable to the east elevation with fully hipped elements to the west, north and south elevations. The building is to be converted to provide a total of 5 one bedroom self contained flats. There are two on the ground floor, two on the first floor and one in the roof. There is to be a central shared main entrance with lobby/landing/staircase on the east side elevation accessed from Claudia Court. The ground and first floor flats have an outlook to the east and to the north and south. The roof flat has a main outlook to the east from windows located in the top of the gabled features with velux style roof lights

in the north and south elevations. As at present there are to be no windows located in the west elevation to the building or in this roof slope. The windows in the main building will reflect the proportions and detailing of the existing. There will be more contemporary glazing in the new gables to the roof. The whole building is to be rendered under a tiled roof. At the front of the property there will be a new 0.6 metre high wall with a pedestrian access to 3 Sheffield cycle hoops which will be able to accommodate 6 visitor bicycles. At the rear of the property a new 1.8 metre high boundary fence is to be erected where the single storey part of the building is removed and for the remainder of the length of the boundary to the garden with 50 Hartington Road. A new 1.8 metre high brick wall is to be erected along the boundary with the pedestrian/cycle way stepping down to 0.6 metre where it adjoins the bin store capable of accommodating 2 number 600 litre wheeled bins which is to face Claudia Court. There are to be 4 car parking spaces accessed from an extended dropped kerb from Claudia Court which will continue in front of the gates to the bin store to enable easy access on collection days. Within the remaining area of communal garden there is to be a secure cycle store able to accommodate 6 bicycles. The garden area will be screened and separated from the parking area by 1.5 metre high trellis fencing.

### ***Relevant Planning History***

K.4528 - garage and single storey annexe to side approved 27 September 1963.  
K.4528/1 - erection of a first floor side extension approved 7 June 1989.

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/DP8

Protection of Trees

R/H4

Housing Densities

R/H7

Conversion and Sub-division of Properties to Provide Residential Accommodation or Residential Institutions

R/T5

South Hampshire Rapid Transit

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

### ***Consultations***

Traffic Management

The maximum allowable car parking provision is 5 spaces. 4 spaces are to be provided. Under maximum car parking standards an objection to a reduced level of parking cannot be sustained.

The level of cycle storage for long stay and short stay exceeds the minimum requirements and is acceptable.

The boundary wall to the front of the property must be no higher than 0.6 metre to protect the visibility at the junction of Claudia Court with Clifton Street. Additionally, the boundary treatments adjacent to the car parking spaces must also be no higher than 0.6 metre for the first 2.4 metres to provide intervisibility for cars exiting the spaces and pedestrians.

The bin store doors must not be allowed to open over the adopted highway in the interests of highway safety.

Streetscene (Parks & Horticulture)

The flowering cherry tree on the site is of no special value and not worthy of retention or the making of a Tree Preservation Order.

Streetscene (Waste & Cleansing)

Requirements 1 x 600 litre domestic bin and 1 x 600 litre recycling bin, adequate space in store. Flush threshold required to bin storage area and dropped kerb access to adjacent highway required to facilitate collection.

Building Control

Fire service access satisfactory.

South Hampshire Rapid Transit

No objection as the development will not encroach onto the existing pedestrian/cycle way at the rear of the site. The site does not lie in an area where it is expected that further land would be required.

### ***Response to Public Advertisement***

12 letters of objection

1 petition of objection containing 11 signatures from residents of Claudia Court

Issues raised: proposed building design not sympathetic with the design of the older Victorian houses in the street; introduction of single occupancy dwellings not compatible with family occupied houses; existing parking problems in the area; inadequate parking for the proposed development; overshadowing of nearby properties; loss of privacy; the construction of the development will cause noise pollution and be a hazard for emergency vehicles.

### ***Principal Issues***

1. The application site is located within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The flowering cherry tree located within the site is of no special value and not worthy of retention or the making of a Tree Preservation Order. Its removal therefore complies with Policy R/DP8 of the Gosport Borough Local Plan Review. The proposed development does not encroach onto the route of the SHRT and does not lie in an area where it is expected that further land will be required and as such it complies with Policy R/T5 of the Gosport Borough Local Plan Review. Should there be any statutory noise nuisance during building works then action could be taken under the Environmental Protection Act. Similarly if the public highway is obstructed during building works this would be a matter for the Police to resolve. Therefore the main issues in this case are the acceptability of the design of the alterations, the

impact on the character of the area, the amenities of nearby and prospective residents and the provision of car and cycle parking, refuse storage facilities and open space.

2. Policy R/H4 of the Gosport Borough Local Plan Review makes provision for higher density housing in locations that are close to principal or district shopping centres or are in areas with good access to public transport. Due to the close proximity of the site to the facilities in Forton Road Neighbourhood Shopping Centre and Brockhurst Road Local Shopping Centre and the availability of buses along Brockhurst and Forton Roads linking the site to the Town Centre to the east it is considered to be in an accessible location. The current density of properties in Clifton Street is 76 dwellings per hectare. The density of this scheme is 198 dwellings per hectare. The density of the flat blocks located in Claudia Court is 200 dwellings per hectare. The proposal therefore accords with Policy R/H4 of the Gosport Borough Local Plan Review. The proposed one bedroom units will also assist in providing a variety of residential accommodation to meet the housing needs of the Borough in this particular area. The overall design of the existing extended building is poor and a weak feature in a visible location at the southern end of Hartington Road. The area is characterised by a wide mix of buildings of varying date, scale and style. The proposed conversion and extension will create a point of interest on the corner of Clifton Street and Claudia Court and the double fronted east elevation is traditionally proportioned. The alterations will improve the appearance of the building with an external finish and detailing more in keeping with its original age. This conversion is therefore of an appropriate and acceptable design and will enhance the character of the area. The overall layout of the site and new boundary treatments will also improve the visual amenities of the area.

3. The windowless west elevation of the existing building runs along the east boundary of the rear garden of number 50 Hartington Road. There is no change to the length and vertical height of this elevation of the existing building. Whilst the ridge height to the roof will increase by 1 metre this will be 3.2 metres away from the shared boundary, the roof sloping away from the adjoining garden and with a hipped element at the rear removing some of the existing overall mass. In addition the demolition of the existing rear lean to extension, which has a high wall along the boundary, will improve the neighbours residential amenities and outlook. The proposed development will be no more overbearing to the residential amenities of the occupiers of number 50 than the existing building. Nor will there be any significant loss of light into the rear garden or loss of privacy. There are upper floor windows in the north and east elevations of the existing dwelling as there will be in this proposal. However, direct outlook to the north is along Hartington Road. There will be oblique views towards 37 Hartington Road, some 15 metres away across the separating road, and towards number 50, some 13 metres to the northwest. The angle of view and distance will mean that such views are limited and will not result in any significant loss of privacy or light. Number 25 Clifton Street is a bungalow and located on the other side of Claudia Court. Whilst it has windows in its side elevation these are at ground floor level and screened by its existing boundary fence. As such there is no conflict with recommended separation distances contained within Appendix B of the Gosport Borough Local Plan Review. The fence already severely limits light into these ground floor windows and as the development lies to the west there will not be any significant loss of light. At present 27 Clifton Street has windows in the east side elevation at first floor level and whilst these will move closer to the boundary with Claudia Court this will not significantly alter the situation relative to 25 Clifton Street which is a bungalow with no windows above ground level. The South facing windows will overlook the communal rear garden and parking area and well landscaped pedestrian/cycle way to the rear of the site. I am satisfied the proposed development will not have a detrimental impact on the amenities of nearby residents.

4. Whilst relatively small there will be a communal area of screened private useable amenity space on the site. The bin store proposed is adequate to accommodate the necessary two large wheeled bins. It has doors which will not overhang the highway when open and is located adjacent to the extended drop kerb for ease of collection.

5. The original car parking arrangements have been amended and now 4 spaces with adequate depth and visibility spays are proposed in place of the original 2 spaces. The car parking arrangement complies with maximum parking standards for this development. The proposed secure

cycle store along with the 3 visitor cycle stands exceed minimum requirements. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

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

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.

**Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. Due to the appropriate design of the proposal it will enhance the character of the area and will not have a detrimental impact on the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP7, R/DP8, R/H4, R/H7, R/T5, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

1. The development hereby permitted must be begun 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. Details, including samples of all external facing and roofing materials and the colour to be used for the render shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be implemented in accordance with the approved details.

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

3. Details of the design of the boundary walls, including samples of the bricks shall be submitted to, and approved by, the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

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

4. Facilities for the storage of refuse for removal from the premises including the detailed design of the bin store shall be provided in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority before the development is first brought into use and thereafter retained and maintained.

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

5. Before the development hereby permitted is first brought into use cycle storage facilities shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved by the Local Planning Authority.

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

6. The development hereby permitted shall not be brought into use until areas for the parking of vehicles shall have been provided, and the areas shall be surfaced and subsequently retained, and kept available at all times for these purposes in accordance with a scheme to be agreed in writing by the Local Planning Authority.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no walls, fences or other means of enclosure shall be erected beyond the forward most part of any wall of the building which fronts onto or flanks a highway (or a private driveway providing the main access to that dwelling) without the prior consent in writing of the Local Planning Authority.

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

**ITEM NUMBER: 02.**  
**APPLICATION NUMBER: K17348**  
**APPLICANT: Principal Estates**  
**DATE REGISTERED: 01.05.2007**

**RESIDENTIAL REDEVELOPMENT BY THE ERECTION OF FOUR AGED PERSON BUNGALOWS, (2NO. 2 BEDROOM AND 2NO. 1 BEDROOM) (as amended by plans received 15.08.07)**

**77A Clayhall Road Gosport Hampshire PO12 2AH**

### ***The Site and the proposal***

The application site is an L shaped piece of land of 0.08 hectare in area containing an extended 5 bedroom bungalow located on the north side of Clayhall Road adjacent to the south side of Mabey Close. Public views into the site from the south are constrained by a terrace of 6 two storey houses, 79-89 Clayhall Road, and from the north, east and west by 1.6 to 1.8 metre high boundary fencing, trees and shrubs. The two storey rear elements of this terrace of houses are over 20 metres from the application site boundary. Access to the site is via a private drive located between numbers 77 and 79 Clayhall Road which also provides access to a pedestrian gate serving the rear garden of 83 Clayhall Road. Double yellow line waiting restrictions apply along the whole north side of Clayhall Road from Mabey Close to Haslar Road.

Clayhall Road is fronted by a mixture of two storey detached, semi-detached and terraced dwellings in a variety of different designs and materials. The rear garden to 77 Clayhall Road, a semi-detached house, adjoins the western boundary to the application site and contains a garage at its northern end accessed from Mabey Close. There is a narrow landscaped margin and lay-by adjacent to the northern site boundary situated on the southern side of Mabey Close. Mabey Close is a cul-de-sac and contains two storey terraced houses with mono-pitched roofs. Numbers 24, 25, 32, 33 and 34 are single storey aged-person bungalows. To the east of the site there is a detached house in a large plot with an extensive back garden that has a 10 metre long garage with a ridged roof located adjacent to the application site. The site is located 70 metres away from Clayhall Stores (which is open for business between 5.45am and 8.30pm Monday to Saturday and 6am and 12pm Sunday), the Fighting Cocks public house, and St Francis Church. Alverstoke Village Local Shopping Centre is located at the western end of Clayhall Road approximately 1200 metres away. Clayhall Road is on a bus route that takes passengers east to Gosport Town Centre via Haslar Hospital or west to the Town Centre via Alverstoke.

It is proposed to demolish the existing bungalow and erect 4 elderly person bungalows, 2 number two bedroom and 2 number one bedroom. The bungalows are to be in a C shaped single storey building constructed of red brick with quoins and edgings under a hipped roof of plain brown tiles. There will be some space around the building with an open communal garden area on the southern side to the front of the properties incorporating a retained goat willow tree. To the west of the building at the end of the proposed tarmac surfaced private drive there will be a parking and turning area. There are 5 car parking spaces altogether, one for each of the bungalows and a visitor space. There is to be a communal cycle store at the end of the drive adjacent to a bin store. A bin collection point is also to be provided 15 metres to the north of Clayhall Road along the eastern side of the drive. Two Sheffield style cycle hoops are to be positioned in front of the properties to accommodate short term visitor cycle parking for 4 bicycles. A 1.8 metre high brick wall is to be erected along the western boundary to the site with a new 2.0 metre high brick boundary wall around the side and rear boundary to the back garden serving 79 and 81 Clayhall Road. The existing pedestrian gate to the rear garden of 83 is to be retained with a new 1.8 metre high close boarded fence to extend along the southern boundary. The boundary treatment to the north is to be replaced with a new 1 metre high wall with brick piers and 1 metre high railings between adjacent to Mabey Close.

### **Relevant Planning History**

None.

### **Relevant Policies**

Gosport Borough Local Plan Review, 2006:

R/DP8

Protection of Trees

R/DP1

General Standards of Development within the Urban Area

R/H4

Housing Densities

R/H8

Accommodation for the elderly

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

### **Consultations**

Traffic Management

The proposals include the use of the existing established vehicular access from Clayhall Road.

The access road is not of uniform width along its route, and varies in width, being in excess of 4 metres at its widest point, with a pinch point of around 3.1 metres by the area shown as a bin collection point. At its narrowest point the width of the access driveway at 3.1 metres will still allow a car to pass a pedestrian. Whilst a uniform width driveway would be preferable, land ownership and site constraints mean that this is not possible.

On balance given that the driveway will only serve a restricted number of dwellings it is considered that the access is acceptable in principle.

There are waiting restrictions on the northern side of Clayhall Road, which together with the low front boundary walls of the properties either side of the site entrance afford good levels of visibility for vehicles exiting the site. The application site entrance is on the side of the road where there are no parked cars to obstruct visibility.

The amended plans indicate adequate on site turning space so vehicles may enter and leave the site in a forward gear. 5 parking spaces are to be provided, thus giving each dwelling a single space with 1 space

intended for visitors. This is an acceptable level of parking given the nature of the proposal. The cycle store is to contain stands for the secure storage of 6 bicycles. 4 visitor cycle parking spaces are to be provided. This level of cycle storage/parking complies with minimum standards.

Streetscene (Waste & Cleansing)

Adequate space on site for 8 wheeled bins which will have to be moved to collection point for collection.

Building Control

Fire service access unsatisfactory. Sprinkler system will have to be fitted.

Streetscene (Parks & Horticulture)

The goat willow tree on the southern site boundary appears to be from a coppiced root stock rather than an individual tree. As it is multi stemmed it is of low value. Other trees on the site are coniferous and of low value. Therefore no trees are worthy of a Tree Preservation Order.

### ***Response to Public Advertisement***

1 letter of observation

Issues raised: happy with the confirmation that rear access to 83 Clayhall Road will remain and the goat willow tree will remain, and be trimmed so as to benefit the tree.

### ***Principal Issues***

1. The site is located within the existing urban area boundary as defined on the Proposals map of the Gosport Borough Local Plan Review. Consequently the principle of residential development at this site is acceptable. This development would be at a density of 50 dwellings per hectare, which complies with Policy R/H4 of the Gosport Borough Local Plan Review. Whilst not worthy of protection under a Tree Preservation Order, as the developer intends to retain the goat willow a condition is proposed to protect it during building works to maintain the character and appearance of the area in accordance with Policy R/DP8 of the Gosport Borough Local Plan Review. The main issues in this case are therefore the effects of the proposal on the character and appearance of the area and amenities of neighbouring occupiers, whether this is an appropriate location for accommodation for the elderly, the impact on highway safety, and the provision to be made for parking, cycle storage, open space, and refuse storage.

2. The proposed bungalows do not have a frontage with an adjoining road although the backs of the properties will be visible from Mabey Close through the new boundary wall and railings where there are other elderly person bungalows. The building is single storey and will replace an existing large bungalow. It is of an appropriate design. In view of its scale and position at the end of a long private drive with new high brick walls on each side, and the retained goat willow tree partially screening the development, the properties will not be easily seen from any public view point. Whilst the communal garden area is not particularly large this is not noticeable from anywhere outside the site and is largely a matter for future occupants to consider. Consequently there will be no adverse impact on the character and appearance of the area.

3. Due to the proximity of a local shop and other facilities and the fact that the site it is on a bus route that goes to the Town Centre in both directions, this it is considered to be an accessible location which is suitable for accommodation for the elderly. Indeed there are other elderly person

bungalows located in the immediate area. The proposal therefore accords with Policy R/H8 of Gosport Borough Local Plan Review.

4. As the adjacent houses have long gardens and the new dwellings will be bungalows, there will be no loss of light, outlook or privacy to existing dwellings. There are to be 1.8 and 2 metre high walls on either side of the drive and no windows to habitable rooms on the side elevations of numbers 77 and 79 Clayhall Road so the proposal will not result in significant additional noise and disturbance to the neighbouring residents. Therefore the development will not be detrimental to the amenities of neighbouring occupiers.

5. The width of the access serving the development is considered to be acceptable in principle. In assessing the impact on highway safety, inter-visibility between vehicles exiting the proposed development and vehicles on Clayhall Road is a key issue. There are waiting restrictions on the northern side of Clayhall Road, which together with the low front boundary walls of the properties either side of the site entrance afford good levels of visibility. The site entrance is on a side of the road where there are no parked cars. As such the access to the four proposed dwellings is acceptable in highway terms.

6. Car parking provision accords with maximum standards and the turning area will allow vehicles to turn on site in order to enter and leave in a forward gear. The level of secure cycle provision and visitor cycle parking complies with minimum standards and as such the proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review. A pick up point for refuse is indicated on the plans near the entrance to the drive along with a bin store near to the bungalows.

7. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable. The open space payment has been reduced as the proposal is for accommodation for the elderly. Consequently a condition is proposed to restrict occupation to persons aged 55 years and over.

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.

**Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will provide accommodation for the elderly within an accessible location. There will be no adverse effect on the character and appearance of the area, the amenities of occupiers of adjoining properties, or highway safety. Adequate provision is made for open space, car parking, cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP8, R/H4, R/H8, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

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

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

3. Details, including samples of the bricks to be used for the construction of the walls and the design and colour of the railings shall be submitted to, and approved by, the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

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

4. Before the development hereby permitted is first brought into use cycle storage facilities shall be provided and thereafter retained in accordance with a detailed scheme submitted to and approved by the Local Planning Authority.

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

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

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

6. 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 R/T11 of the Gosport Borough Local Plan Review.

7. The facilities hereby approved for the storage of refuse for removal from the premises including the bin collection point shall be provided before the development is first brought into use and thereafter retained and maintained.

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

8. The goat willow tree on the site which is to be retained shall be protected during building operations by strict compliance with the Local Planning Authority's "Code of Practice relating to the Protection of Trees on Building Sites" (copy enclosed).

Reason - To ensure the enhancement of the development by the retention of natural features, and to comply with Policies R/DP1 and R/DP8 of the Gosport Borough Local Plan Review.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no dormer windows shall be constructed in the dwellings hereby permitted, without the prior consent in writing of the Local Planning Authority.

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

10. The bungalows shall not be occupied other than by persons aged 55 years and over.

Reason - A reduced contribution has been made towards the provision of outdoor playing space within the Borough in lieu of on site provision in compliance with Policy R/OS8 of the Gosport Borough Local Plan Review.

**ITEM NUMBER: 03.**  
**APPLICATION NUMBER: K6127/2**  
**APPLICANT: Bankside Developments Ltd**  
**DATE REGISTERED: 26.04.2007**

**CHANGE OF USE AND CONVERSION TO 1no. THREE BEDROOM AND 2no. TWO BEDROOM FLATS, CARPORT, CYCLE AND REFUSE STORES (CONSERVATION AREA) (as amended by plans received 20.07.07)**  
**The White Swan 36 Forton Road Gosport Hampshire PO12 4TH**

### ***The Site and the proposal***

The application site is prominently located on the north side of Forton Road on the corner with Ferrol Road in a residential area within the Urban Area Boundary and Forton Road Conservation Area. The site is opposite the Forton Road (Nos. 45-95) Neighbourhood Shopping Centre which contains The Five Alls Public House and on a bus route. The White Swan Public House ceased trading over 18 months ago and the building is in a poor state of repair and boarded up. The property is predominantly three storeys in height forming the end of a terrace of properties dating from the late 18th Century. It became a public house in the mid 19th Century and was extended at the front in 1929 to increase the bar area. This single storey front addition has a rendered finish with a low pitched slate roof hidden behind a parapet. There are stone steps leading up to a recessed door on the curved corner at the front of this extension. There is a single storey flat roofed beer store/garage covering the whole of the rear element of the site. The upper floors have a pebble dash finish and contain timber sliding sash windows under a plain tiled hipped roof. There is a door in the recessed first floor front elevation to the property that provides access to a small roof terrace with railings around. The building is in poor condition and requires fundamental refurbishment.

There is a terrace of three storey dwellings located to the west of the site, two storey houses to the rear and Penny Court, a recently constructed block of three storey flats, is immediately opposite on the east side of Ferrol Road.

When the application was originally submitted it proposed to extend the building at the rear and convert it into four flats. This proposal was considered to have fundamental problems in term of the materials proposed to be used and design detailing of new windows and doors relative to the original features of this important building given its location within the Conservation Area. In addition on site parking provision, cycle and refuse storage were all considered to be inadequate. As the result of detailed negotiations the scheme has been amended.

It is now proposed not to extend the main building but convert it into 3 self contained flats. The ground floor flat is to have three bedrooms with those on the upper floors each having two bedrooms. The original 1929 window on the ground floor front elevation is to be retained and whilst the door on the corner is to be blocked up the recess will be retained and finished in matching render and the stone steps retained to provide reference to the original entrance feature. The new side door to access the ground floor flat will be a four panel timber door with stone architrave and head to reflect the mid 18th Century vernacular of the main building. New timber sash windows are proposed to line up with and match in detail the originals. The pebbledash to the upper floors will be removed and the whole building will be re-rendered and painted off-white. Towards the rear of the building there will be two further doors of an appropriate design one providing access to a cycle store and the staircase serving the upper floor flats, the other to the bin store. The cycle store will be able to accommodate secure storage for six bicycles and further space for three visitor bicycles. The single storey beer store/garage located at the rear of the site will be demolished. It will be replaced by a carport clad in timber weather boarding with a shallow hipped roof linking to the building. The carport will be able to accommodate three cars. The existing drop kerb is to be widened across the full width of the carport.

### **Relevant Planning History**

K.6127 - extension at rear to form beer store approved 19 April 1968.

K.6127/1 - enclosure of rear yard to form covered beer store approved 2 August 1977.

### **Relevant Policies**

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/BH1

Development in Conservation Areas

R/H4

Housing Densities

R/H7

Conversion and Sub-division of Properties to Provide Residential Accommodation or

Residential Institutions

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

### **Consultations**

Traffic Management	Amended plans satisfactory - no objection.
Streetscene (Waste & Cleansing)	Adequate storage space for wheeled bins.
Building Control	Fire service access satisfactory.
The Gosport Society	No objection to this proposal.

### **Response to Public Advertisement**

1 letter of objection

Issues raised: existing door located on the corner of the building should be retained along with its stone steps as they are major architectural features at present; concern at the loss of another public house in Forton Road.

### **Principal Issues**

1. The application site is located within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. There are residential properties surrounding the site and no Local Plan Policy that prevents the conversion of a public house into residential use. Through the overall poor condition of the entire property and the impact of the nearby competition, The White Swan seems unlikely to attract sufficient trade in order to be run economically in the future. The recess and stone steps to the door located on the corner of the building are to be retained to provide reference to the original entrance feature. Therefore the main issues in this case are the acceptability of the design of the alterations, the impact on the character and appearance of the Conservation Area, the amenities of nearby and prospective residents and the provision of car and cycle parking, refuse storage facilities and open space.

2. Policy R/H4 of the Gosport Borough Local Plan Review makes provision for higher density housing in locations that are close to principal or district shopping centres or are in areas with good access to public transport. Due to the close proximity of the site to the facilities in Forton Road Neighbourhood Shopping Centre and the availability of buses along Forton Road linking the site to the Town Centre to the east it is considered to be in an accessible location. The density of this scheme is 137 dwellings per hectare. The proposal therefore accords with Policy R/H4 of the Gosport Borough Local Plan Review. The proposed two and three bedroom units will also assist in providing a variety of residential accommodation to meet the housing needs of the Borough. This building is prominently located within a Conservation Area and needs a viable economic use. The building will not be extended to enable the conversion and the alterations will improve the appearance of the building with an external finish and detailing more in keeping with its age. Therefore this conversion into three flats will enhance the character and appearance of the Forton Road Conservation Area. The carport is of an appropriate design, the proposed weather boarding to be used matching the finish on the Listed two storey houses located to the north of the application site.

3. The relationship of the building to adjoining properties will not change and as such there will be no impact in terms of loss of light as a result of this development. The existing first floor roof terrace is to be retained. At present there are windows in the ground floor side elevation looking across Ferrol Road. The proposed replacement windows are of a more appropriate design and introduction of additional doors will not significantly alter the situation and as such the development will not be detrimental to the amenities of adjoining residents in terms of loss of privacy.

4. There was no private useable amenity space on the site when people lived in the public house and there will be none for prospective occupiers but this is a matter for future occupants to consider. The bin store proposed is adequate to accommodate the necessary 6 wheeled bins which will be able to be placed out on collection days adjacent to the extended drop kerb.

5. The original parking arrangements have been amended. The carport has spaces of adequate width to accommodate 3 cars which complies with maximum parking standards for this development. The proposed secure cycle store along with the 3 visitor cycle stands meet minimum requirements. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

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

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.

**Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. Due to the appropriate design of the proposal it will enhance the character and appearance of the Conservation area and will not have a detrimental impact on the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP7, R/BH1, R/H4, R/H7, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

1. The development hereby permitted must be begun 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. Details, including the colour finish of the weather boarding to be used for the construction of the carport shall be submitted to, and approved by, the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details and be provided before the development is first brought into use.

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

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

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

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

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

**ITEM NUMBER: 04.**  
**APPLICATION NUMBER: K10014/5**  
**APPLICANT: Mr M Rowe**  
**DATE REGISTERED: 12.07.2007**

**CHANGE OF USE FROM RETAIL SHOP (CLASS A1) TO ESTATE AGENTS OFFICE (CLASS A2)**  
**181 High Street Lee-On-The-Solent Hampshire PO13 9BX**

***The Site and the proposal***

The application site is located on the south-west side of High Street within the Lee-on-the-Solent District Shopping Centre. The property forms part of a row of commercial properties which have residential properties above.

The shop is vacant at present having formerly been used as a bridal wear shop (Brides). The other premises in the immediate locality include motorist goods shop, electrical supplies shop, charity shop and estate agents. Other Class A1 shops and A2 office uses are present in the frontage between Milvil Road and Pier Street. The upper floors of the building are occupied as residential flats.

The proposal is to change the use of the ground floor premises from a shop (Class A1) to an estate agent (Class A2). There will be no alterations to the existing shopfront.

***Relevant Planning History***

K.10014 Change of use from retail shop (Class A1) to motor vehicle showroom - Refused - 10.07.79

***Relevant Policies***

Gosport Borough Local Plan Review, 2006:  
R/DP1  
General Standards of Development within the Urban Area  
R/S3  
Principal & District Shopping Centres

***Consultations***

Nil

***Response to Public Advertisement***

8 letters of objection

Issues raised:- too many estate agencies in Lee; Lee will become no go area for retail shops; insufficient car parking in High Street.

1 letter of support

Issues raised:- premises marketed as shop since 2006 but not leased; support occupation as A2 office use rather than left vacant; objections seem based on grounds of competition.

***Principal Issues***

1. As the external appearance of the building will not change the proposal will not have a detrimental impact on the appearance of the District Centre. The proposed use will have no impact on the amenities of any nearby residential occupiers or traffic/parking conditions in the locality as there is no increased requirement for car parking provision.

2. Policy R/S3 of the Gosport Borough Local Plan Review permits development proposals at ground floor level within the Principal and District Centres for Class A1 and A2 uses and there is no retail policy implication in respect of this proposed change of use. Therefore the proposed use is appropriate within the Lee-on-the-Solent District Shopping Centre and would not be harmful to the retail function of the area.

**RECOMMENDATION: Grant Permission**

**Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, it is considered that the proposed Class A2 office use would not be harmful to the retail function of Lee-on-the-Solent District Centre or the amenities of any nearby occupiers, or traffic or parking conditions in the locality. As such, the development complies with Policies R/DP1 and R/S3 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

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

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

**ITEM NUMBER: 05.**  
**APPLICATION NUMBER: K3775/8**  
**APPLICANT: J Laty Property Ltd**  
**DATE REGISTERED: 20.06.2007**

**CHANGE OF USE FROM GROUND FLOOR WORKSHOP AND GARAGE AND STORE WITH FLAT OVER TO GROUND FLOOR WORKSHOP AND GARAGE AND STORE WITH OFFICE AND ANCILLARY STORAGE OVER**  
**23-25 Park Street Gosport**

### ***The Site and the proposal***

The site is within Forton Industrial Estate, a designated Existing Employment Area, and backs onto the residential properties in Halliday Close, which have recently been Listed and fall within Forton Conservation Area. The site contains a two storey brick building with tiled pitched roof and a single storey workshop building. Access is from Park Street. The current authorised use of the two storey building is as a store/garage on the ground floor with a residential unit above. The use of the residential unit is restricted under a Section 106 agreement to those persons employed at the premises, and by planning condition.

The proposal is to convert the residential accommodation to office use with ancillary storage. No physical changes to the building or site layout are proposed.

### ***Relevant Planning History***

K.3775/3 - Erection of two storey building to include store and office on ground floor and living accommodation above. Approved 23.07.79. Conditions requiring no open storage and restricting occupation of the dwelling to those persons employed on the site. Requirement reinforced within Section 106 agreement.

K.3775/4 - Erection of extension to residential use. Note to applicant re conditions attached to K.3775/3 and Section 106 agreement regarding use.

K.3775/5 - Erection of two storey side extension and roof alterations to existing residential accommodation and extension to existing workshop and replacement roof. Approved 4.9.01. Note to applicant re conditions attached to K.3775/3 plus condition restricting use of rooms. Implemented in part.

K.3775/6 - Erection of two storey side extension and roof alterations to existing residential accommodation and extension to existing workshop and replacement roof (amendment to K.3775/5). Approved 16.2.04. Note to applicant re conditions attached to K.3775/3 plus condition restricting use of rooms. Not implemented to date.

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:

R/EMP3

Protection of Existing Employment Sites from Inappropriate Development

R/T11

Access and Parking

R/DP1

General Standards of Development within the Urban Area

R/BH3

Development Affecting Listed Buildings

R/ENV10

Noise Pollution

### **Consultations**

Traffic Management	As the office/store is to be used in conjunction with the existing ground floor use the proposals will not significantly affect the transportation characteristics of the site. The site gates should not open outwards over the adopted highway.
Building Control	No response.

### **Response to Public Advertisement**

Nil

### **Principal Issues**

1. The main issues in this case are the impacts of the proposed change of use on the employment levels within the industrial estate and on the amenities of the occupiers in Halliday Close, the setting of the Listed Buildings to the east and parking/traffic conditions in the locality.
2. Residential accommodation is not normally permitted within industrial estates due to the need to maximise the employment generating potential of these areas and minimise the potential for conflict between the uses, though noise disturbance etc. An exception was made in this instance as occupation was restricted to those persons employed at the premises. The proposed change of use would increase the amount of employment generating floorspace within the unit and the state as whole, in compliance with Policy R/EMP3 of the Gosport Borough Local Plan Review.
3. Given that the office space is to be used in conjunction with the existing industrial operation and no changes are proposed to the existing site layout and parking arrangements, or the external elevations of the building, the proposal will not have an adverse impact on the parking and traffic conditions in the locality, or the setting of the adjacent Listed Buildings, or the occupiers of those buildings in accordance with Policies R/T11, R/BH3, R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review. The operation of the existing access gates is not a planning issue.

### **RECOMMENDATION: Grant Permission**

#### **Reasons for granting permission:**

1. The proposed use will not be harmful to the setting of the adjacent Listed Buildings in Halliday Close or have a detrimental impact on the occupiers of those residential properties, or parking/traffic conditions in the locality. Moreover the proposal will increase the amount of employment floorspace within an Existing Employment Area. As such, the development complies with Policies R/BH3, R/DP1, R/ENV10, R/T11 and R/EMP3 of the Gosport Borough Local Plan Review.

#### **Subject to the following conditions:-**

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.  
Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

**ITEM NUMBER: 06.**  
**APPLICATION NUMBER: K9878/2**  
**APPLICANT: Mr & Mrs Turner**  
**DATE REGISTERED: 24.05.2007**

**CONVERSION OF EXISTING DWELLING TO CREATE TWO SELF CONTAINED FLATS  
(1 No. ONE BEDROOM AND 1 No. TWO BEDROOM) (as amended by plans received  
18.07.07)**

**42 Charlesbury Avenue Gosport Hampshire PO12 3TG**

***The Site and the proposal***

The application site is located on the west side of Charlesbury Avenue at its southern end immediately adjoining Privett Gardens and approximately 190 metres from its junction with Privett Road. Privett Road is a bus route and principal access route to the Town Centre. Queens Parade Neighbourhood Shopping Centre is also within walking distance. Charlesbury Avenue is a cul-de-sac residential in character containing semi-detached and detached houses and bungalows at its southern end.

The property is a detached four bedroom house that has been extended to the rear located in a plot 30 metres deep and 10 metres wide. It is constructed in red brick at ground floor level with painted rough render to the first floor under a red concrete tiled hipped roof with a two storey bay at the front. There is no boundary treatment at the front of the property which has a drop kerb towards the southern boundary and driveway that serves the detached concrete sectional garage located to the rear of the property. There is also a brick shed with a concrete roof located in the north-west corner of the back garden. The rear boundary comprises a 1.8 metre high close boarded fence beyond which lies the large triangular shaped back garden containing a cattery at 14 Diana Close. Number 40 Charlesbury Avenue is an extended detached house located 2.1 metres to the north of the application site boundary. It has a carport at the side extending out to the boundary with a detached garage located to the rear of the property. The side elevation to this property facing the application site contains, at ground floor level, an obscure glazed window in the rear addition and three further narrow secondary windows. There are no windows in the first floor side elevation to this property.

It is proposed to convert this relatively large extended property into two self contained flats. The ground floor flat will have one bedroom and a study, lounge, kitchen and bathroom. The first floor flat will have two bedrooms and a lounge, dining room, kitchen and bathroom. No extensions are proposed to the property and the only external changes will be to the north and south elevations. A new door is to be installed in the north elevation in place of an existing WC window to provide the main access to the ground floor flat and the first floor bathroom window is to be replaced. Two new narrow windows are to be inserted in the south elevation at first floor level to the proposed lounge to provide additional light and views over the adjoining park. The first floor flat will be accessed from the existing front door with the ground floor hallway being blocked up. The existing drop kerb is to be widened. Two tandem car parking spaces are indicated for the ground floor flat on the existing driveway with two further spaces in front of the property for the first floor flat. A clear pedestrian access will be retained leading to the front door and side entrance door with two visitor cycle stands adjacent to the northern boundary. The existing garage will be used as a cycle store for the ground floor flat with the brick shed providing a secure store for the first floor flat. The rear garden will be divided with fencing so that the ground floor has use of an area 7 metres deep with access from the side and direct from the back door from the kitchen. The top flat will use the 6 metre deep area at the end of the garden containing the shed.

***Relevant Planning History***

K.9878/1 - Erection of a two storey rear extension and resiting of existing garage approved 16 December 1992.

### **Relevant Policies**

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/H4

Housing Densities

R/H7

Conversion and Sub-division of Properties to Provide Residential Accommodation or Residential Institutions

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

### **Consultations**

Traffic Management	No objection - adequate car parking with clear pedestrian access to proposed flats, cycle storage provision meets minimum requirements.
Streetscene (Waste & Cleansing)	Adequate storage space for wheeled bins which would require placing out at front of property adjacent to the public highway for collection.
Building Control	Fire service access unsatisfactory but in principle no objection, may require installation of sprinkler system.

### **Response to Public Advertisement**

1 letter of objection

Issues raised: conversion of house to flats would be detrimental to the character of the area; property is a 4 bedroom house in an ideal area for a family near to a park and within the catchment area for a number of well performing schools; if conversion is to accommodate family members why split the garden and what happens if the flats get sold at different times; concerns over vehicle movements and parking; could set a precedent for similar proposals; off road parking detailed on the plans does not give consideration to pedestrian access to the doors; drop kerb required which will reduce on street parking facilities; objects to front door on north side elevation as this will increase foot traffic going past the living room windows to number 40, which has been more evident recently due to the removal of a hedge; concerns over the split use of the rear garden and access arrangements.

### **Principal Issues**

1. The application site is located within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The way the proposed flats are managed and how they are sold are private legal matters between the applicant and parties involved. Any future similar proposals in the area would need planning permission and such applications would be considered on their merits in the light of relevant policies and other material considerations. Therefore the main issues in this case are the acceptability of the design of the alterations, the

impact on the character of the area, the amenities of nearby and prospective residents and the provision of car and cycle parking, refuse storage facilities and open space.

2. Policy R/H4 of the Gosport Borough Local Plan Review makes provision for higher density housing in locations that are close to principle or district shopping centres or are in areas with good access to public transport. Due to the proximity of the site to the facilities in Privett Road and the availability of buses along Privett Road linking the site to Stoke Road and the Town Centre to the east and Lee-on-the-Solent to the west it is considered to be in an accessible location. The density of this scheme is 66 dwellings per hectare whilst the existing overall density on this side of the road is 43 dwellings per hectare. The proposal therefore accords with Policy R/H4 of the Gosport Borough Local Plan Review. The proposed one and two bedroom units will also assist in providing a variety of residential accommodation to meet the housing needs of the Borough. Given the fact that the building will not be extended to enable the conversion and the very minor alterations to the external appearance of the side elevations to the building this conversion into two flats will not adversely impact on the design of the building or the overall character of the area.

3. The relationship of the building to adjoining properties will not change and as such there will be impact in terms of loss of light as a result of this development. At present the side boundary adjacent to the driveway serving 40 Charlesbury Avenue is open and people visiting the front doors to either property are in close proximity to windows located at ground floor level. The introduction of an additional door in the side elevation as proposed will not significantly alter the situation and as such the development will not be detrimental to the amenities of adjoining residents in terms of loss of privacy.

4. The divided rear garden will provide a satisfactory level of useable private amenity space for residents with adequate storage space for wheeled bins.

5. Following discussions with the applicant and agent the original parking arrangements have been amended so that clear pedestrian access will be maintained to the entrances to the flats. The proposed level of on site parking is considered to be adequate. Two secure cycle stores are to be provided along with two visitor cycle stands meeting minimum requirements. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

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

**RECOMMENDATION: Grant Permission**

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.

**Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible location. There will be no adverse effect on the character and appearance of the area, or the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP7, R/H4, R/H7, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

1. The development hereby permitted must be begun 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. Details of all new boundary treatment to be erected shall be submitted to, and approved in writing by, the Local Planning Authority before any such works are carried out and shall be erected in accordance with the approved details before the development is first brought into use.

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

3. 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 R/T11 of the Gosport Borough Local Plan Review.

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

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

**ITEM NUMBER: 07.**  
**APPLICATION NUMBER: K14618/3**  
**APPLICANT: Gosport Development Trust**  
**DATE REGISTERED: 21.06.2007**

**SINGLE STOREY EXTENSION TO COMMUNITY CENTRE (as amended by plans and supplementary Access Statement received 31.08.07)  
Nimrod Community Centre Nimrod Drive Gosport PO13 8BE**

### ***The Site and the proposal***

The Nimrod Community Centre occupies a position in the centre of Rowner village at the end of an access road leading from Nimrod Drive to the Siskin junior and infant schools to the south. There is a grassed bund in front of the 3 storey blocks of flats on the opposite side of the access road to the west and immediately to the north of the centre is the access road to The Grange public house to the east with a large parking area on the other side of this access serving nearby Livingstone Court.

The existing building is single storey built of red multi bricks with a red tile hung eastern elevation and a brown tiled pitched roof. To its west is a parking area for the Centre with a total of 12 spaces, two of which are reserved for disabled driver parking. On the boundary with both the school and the public house there are 2 metre high fences. There is a N - S aligned row of trees along the grassed verge bordering the eastern edge of the access road and another row aligned E - W within the school grounds to the south.

The application is for an extension which will occupy the whole of the parking area of the Centre and double the size of the footprint. It will provide 3 offices and interview rooms for Portsmouth Housing association and an enlarged activity room for the centre with stores and a disabled WC. It is to be brick built and 2.5 metres high to the eaves with a low hipped roof rising to a maximum height of 5.5 metres. The entrance is recessed with a glazed canopy and a paved courtyard in front enclosed by 2 metre high gates leading to a foyer. Visitor cycle parking is to be provided within the courtyard. Around the north and west sides of the extension there is to be a 2 metre wide paved path. High level windows are proposed in the south elevation of the existing building.

One tree is to be removed at the south-west corner of the building to accommodate the extension. It is an immature specimen which does not make a contribution to the amenity of the area.

No car parking is to be provided for the development. As originally submitted potential parking was indicated outside the application site but this land is not within the control of the applicant and forms part of the access road to The Grange public house. It does not therefore form part of the application. The applicant has explained that the majority of visitors to the Centre are local residents and staff will be encouraged to use public transport or walk and cycle to work. The site is well served by the public transport network.

### ***Relevant Planning History***

K14618 Erection of community centre permitted 29.09.95  
K14618/2 stationing of portacabin permitted 05.09.96 (expired 31.08.98)

### ***Relevant Policies***

Gosport Borough Local Plan Review, 2006:  
R/CF1  
New or Improved Community Health Facilities  
R/DP1  
General Standards of Development within the Urban Area

R/T11  
Access and Parking  
R/EMP6  
Development for Employment Uses within Urban Areas  
R/DP8  
Protection of Trees  
R/DP6  
Landscape Design  
R/T10  
Traffic Management

### **Consultations**

Traffic Management	On street parking would interfere with other highway users therefore parking restrictions required through implementation of TRO. Improvements to pedestrian access required through provision of pram ramps.
Building Control	no response received

### **Response to Public Advertisement**

3 letters of objection

Issues raised: proposed parking will present access issues for The Grange public house; parking is shown on land which will affect rights of leaseholders on the adjacent car park.

### **Principal Issues**

1. The parking shown on the original drawings is outside the application site and not within the control of the applicant. As such it does not form part of the application. The main issues are therefore the impact on the character and appearance of the area, the contribution towards the provision of community facilities, whether the provision of offices is appropriate in this location, and the provision to be made for access including cycle and vehicle parking.
2. The design of the extension reflects the design of the existing building and is appropriate in this location. Due to the boundary treatments and tree screening and distance from the nearest residential units there will be no effect on residential amenities. The tree to be removed is not worthy of retention and the nearest tree to the development at the north west corner of the site will not be adversely affected due to the hipped roof and low ridge height of the extension. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.
3. The provision of offices for the Portsmouth Housing Association will provide community support and the proposal as a whole will enhance the community facility in compliance with Policies R/CF1 and R/EMP6 of the Gosport Borough Local Plan Review.
4. In the context of maximum parking standards a refusal on the lack of parking cannot be justified in policy terms unless there is likely to be an adverse impact on highway safety. On street parking controls would mitigate against any such impact. A condition has therefore been proposed requiring arrangements to be put in place for such mitigation measures prior to development commencing. Similarly improvements to pedestrian access could be achieved by the introduction of pram ramps on both sides of the access road and these can be secured by condition. Subject to these measures the proposal complies with Policies R/T10 and R/T11 of the Gosport Borough Local Plan Review.

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**RECOMMENDATION: Grant Permission**

**Reasons for granting permission:**

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is of an appropriate design and will support community facilities in the locality. It will not have a detrimental impact on the character and appearance of the area or amenity of adjacent occupiers and adequate provision is made for access to all users. As such the proposal complies with Policies R/DP1, R/DP6, R/DP8, R/CF1, R/T10, R/T11 and R/EMP6 of the Gosport Borough Local Plan Review.

**Subject to the following conditions:-**

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

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

2. No development shall commence until arrangements have been put in place to secure the implementation of a Traffic Regulation Order to restrict on-street parking arising from the use of the extended Community Centre.

Reason – In the interests of highway safety and to ensure that the safety and convenience of all road users particularly pedestrians and cyclists is maintained or enhanced in compliance with Policy R/T10 of the Gosport Borough Local Plan Review.

3. Before development above slab level is commenced details of measures to improve pedestrian access to the building shall be submitted to and approved by the Local Planning Authority in writing. Such measures shall include pram ramps on both sides of the access road. The improvements to pedestrian access shall be implemented in accordance with the approved details before any part of the extension hereby approved is first occupied.

Reason – In the interests of highway safety and to ensure that the safety and convenience of all road users particularly pedestrians and cyclists is maintained or enhanced in compliance with Policy R/T10 of the Gosport Borough Local Plan Review.

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

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

5. Details of surface materials and the method of drainage of the courtyard and pedestrian pathway shall be submitted to, and approved by, the Local Planning Authority before the development hereby permitted is commenced, and the development shall thereafter be implemented in accordance with the approved details.

Reason - In the interests of amenity and to comply with Policies R/DP1 and R/ENV4 of the Gosport Borough Local Plan Review.

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

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

7. The tree at the north west corner of the site shall be protected during building operations by strict compliance with the Local Planning Authority's "Code of Practice relating to the Protection of Trees on Building Sites" (copy enclosed).

Reason - To ensure the enhancement of the development by the retention of natural features, and to comply with Policies R/DP1 and R/DP8 of the Gosport Borough Local Plan Review.

8. No development shall take place until full details of the soft landscaping works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

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

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.