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Monday, 4 August 2008

SUMMONS

MEETING: Regulatory Board
DATE: 12 August 2008
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Catherine McDonald

BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Hicks (Chairman)
Councillor Carr (Vice Chairman)

Councillor Allen	Councillor Forder
Councillor Mrs Bailey	Councillor Geddes
Councillor Carter	Councillor Mrs Searle
Councillor Dickson	Councillor Miss West

The Mayor (Councillor Kimber) (ex officio)
Chairman of Policy and Organisation Board (Councillor Smith) (ex-officio)

FIRE PRECAUTIONS

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

In the event of the fire alarm (single continuous sound) being activated, please leave the room immediately.

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

Legal & Democratic 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

Recommended
Minute Format

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

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

3. MINUTES OF THE MEETING OF THE BOARD HELD ON 15 JULY 2008 [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, 8 August 2008. 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, 8 August 2008).

6. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

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

PART II
Contact Officer:
Pat Aird
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 15 JULY 2008**

The Mayor (Councillor Kimber) (ex-officio), Chairman of the Policy and Organisation Board (Councillor Smith) (ex-officio) (P), Councillors Allen (P), Mrs Bailey (P), Carr (P), Carter (P), Dickson (P), Forder, Geddes (P), Hicks (P), Mrs Searle and Miss West (P).

It was reported that, in accordance with Standing Order 2.3.6., notice had been received that Councillors Mrs Cully and Gill would replace Councillors Mrs Searle and Forder respectively for the duration of this meeting.

39 APOLOGIES

Apologies for inability to attend the meeting were received on behalf of the Mayor, Councillor Mrs Searle and Councillor Forder.

40 DECLARATIONS OF INTEREST

- Councillor Carter declared a Personal and Prejudicial interest in item 8/03 (53 Leamington Crescent, Gosport)

41 MINUTES

RESOLVED: That subject to it being noted that Councillor Dickson and not Councillor Allen had declared an interest on item 6/02 - (14 Elmhurst Road, Gosport), the Minutes of the Regulatory Board meeting held on 17 June 2008 be approved and signed by the Chairman as a true and correct record.

42 DEPUTATIONS

It was reported that deputations had been received on the following applications:-

- Item 8/01 – K17571 – Land at Cherque Way, Gosport
- Item 8/02 – K17518/1 – Bridgemary School, Wych Lane

43 PUBLIC QUESTIONS

No public questions had been received.

PART II

44 HISTORIC BUILDINGS GRANT OFFER – 3 CRESCENT ROAD

Consideration was given to a report of the Development Services Manager (a copy of which is attached in the Minute Book as Appendix 'A') requesting approval for the offer of an Historic Buildings Grant towards the replacement of six timber windows to the front elevation of 3 Crescent Road, Gosport.

RESOLVED: That the offer of an historic buildings grant of £1029.60 or 15% of the final cost of works, whichever is the lowest, be approved.

45 HISTORIC BUILDINGS GRANT OFFER – 9 PEEL ROAD

Consideration was given to a report of the Development Services Manager (a copy of which is attached in the Minute Book as Appendix 'B') requesting approval for the offer of an Historic Buildings Grant towards the replacement of three timber windows to the front elevation of 9 Peel Road, Gosport.

RESOLVED: That the offer of an historic buildings grant of £321.00 or 10% of the final cost of works, whichever is the lesser sum, be approved.

46 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 affixed in the Minute Book as Appendix 'C').

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

47 K17571 - ERECTION OF TRAINING FACILITIES AND CONSTRUCTION OF 14 OUTDOOR PITCHES (7 FULL SIZE) AND ANCILLARY FACILITIES INCLUDING PARKING AND ACCESS FOR PORTSMOUTH FOOTBALL CLUB AND CONSTRUCTION OF 2 COMMUNITY PITCHES AND ASSOCIATED CHANGING FACILITIES.

Land At Cherque Way Gosport Hampshire

Members were advised that three additional letters of representation had been received. Two from residents of Shoot Lane had requested car parking on Shoot Lane was restricted. Officers advised that this could not be justified on highway safety grounds as there was no access to the site at this point. The golf Club had requested an eight foot fence be erected to stop footballs drifting onto the Golf Course. Officers confirmed this could be addressed by a minor change in the wording of the condition requiring details of the fencing. In addition formal responses had been received from all consultees confirming they had no objections. The Environment Agency had suggested some minor changes to the planning conditions attached to the report. Copies of the conditions as amended were accordingly distributed and considered by Members. The Applicant had also submitted amended plans on 11 July 2008 showing a minor alteration to the coach parking and a preliminary landscaping scheme.

Mr Herridge, 27 Fitzroy Drive, was invited to address the Board in objection to the proposal. Mr Herridge raised the following issues: Hazard from stray footballs bouncing across the highway and cars parking to watch practice sessions through the fence; increase in activity, contrary to the proposed land use within the legal agreement between GBC and Persimmon; there was not enough being done by the club to help the community; the potential negative noise impact from the facility and finally that the application seemed to be

pre-determined by some Members.

Peter Storrie, Portsmouth Football Club (PFC) Chief Executive, was invited to address the Board in support of the application. Mr Storrie spoke of the long history between Gosport and PFC and clarified the benefits of the application for the town, He explained that 14 new permanent jobs would be created, and believed that the proposal would help to attract business to the Borough. Mr Storrie informed Members of consultation undertaken with local residents and confirmed PFC's commitment to protect wildlife. He said that 24-hour security and CCTV would be put in place and there would be far more noise from the road than from the training ground. The level of traffic would not be affected by the proposal.

Councillor Burgess was invited to address the Board as Ward Councillor. Councillor Burgess advised members that he fully supported the application and was delighted with the way in which PFC had engaged with local residents and tried to satisfy the wishes and concerns of those that expressed an opinion during the consultation process.

Councillors were unanimous in their support for the proposal and saw a great many benefits for the Borough, from both a community and business perspective. They also felt that the consultation process had been conducted in an ideal manner and were delighted that local schools and children would also benefit from such modern facilities. The commitments made by PFC to the future of the Alver Valley Country Park were much appreciated and would help the Borough to achieve targets that it had been long been planning for the Alver Valley.

RESOLVED: That planning application K17571 – Land at Cherque Way, 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 planning considerations, the proposal is acceptable in this location in principle. It will not have a detrimental impact on the highway network, the amenities of the occupiers of neighbouring properties or the visual amenity of the Alver Valley. Measures will be undertaken to ensure there is no risk of contamination and to encourage biodiversity. As such, the development complies with Policies R/DP1, R/T2, R/T3, R/T11, R/DP6, R/DP8, R/CF7, R/OS1, R/OS2, R/OS6, R/OS11, R/OS12, R/OS13, R/OS14, R/ENV1, R/ENV2, R/ENV4, R/ENV5, R/ENV14, R/ENV15 and R/BH8 of the Gosport Borough Local Plan Review.

**48 K17518/1 - ERECTION OF FURTHER EDUCATION COLLEGE WITH NEW ACCESSES, PARKING AND RECREATION SPACE (AMENDED SCHEME) (as amended by Design and Access Statement received 24.6.08, Education Supporting Statement and plans received 26.06.08 and additional car parking data received 27.6.08 and 30.6.08)
Bridgemary School Wych Lane Gosport Hampshire PO13 0JN**

Members were informed that in paragraph four of the report of the Development Services Manager, rather than 'eastern' in line 6, the report should read 'western' and rather than 'western' in line 13 the report should read 'eastern'. Environmental Health had now

responded and had no objection to the proposal. It was also proposed to amend condition 2 and create a new addition to deal with the submission and details of the measures to secure access to the site and the timing of these works. Officers also requested that authority be delegated to the Borough Solicitor to agree the final wording of the conditions in the event that Members resolved to grant planning permission.

Mr Burton, 53 Brewers Lane, was invited to address the Board in objection to the proposal. Mr Burton said that although he appreciated the need for an educational facility he had the following concerns: that open space would be lost for local residents; that residents weren't adequately informed of the proposal; that there would be a lot of noise as a result of the nature of the educational work and that the lack of car parking space would lead to an influx of on-street parking in the area.

Mr Cox, Highbury College, was invited to address the Board in support of the application. Mr Cox spoke of the need for the facility in the area and explained the reasoning behind the siting of the building. The additional college was intended to be set away from the main secondary school so that pupils would not feel that they were working in an extension of the school. He advised Members that a thorough search of viable alternative sites had been undertaken but concluded that the best option was at the proposed location. Mr Cox confirmed that pupils would be between the ages of 14-19, that there would be 136 in total and that no loud mechanical work, such as panel beating, would take place in the workshops. Finally, Mr Cox stated that he believed 18 car parking spaces to be sufficient given the numbers of staff and students that would be on site and given that it would be unnecessary for pupils to travel by car.

Mr Hole, the architect for the proposed scheme, was invited to address the Board in support of the application. Mr Hole stated that the workshop would operate with the doors closed when the weather was not too hot and believed that there would be no negative noise impact from the proposal. He explained that the site had been chosen as there were a number of constraining issues with the field, such as a large network of water mains, which would make any other siting extremely difficult.

Councillor Wright was invited to address the Board as Ward Councillor. Councillor Wright began by explaining to Members that he personally posted letters about the application to all residents in Brewers Lane and that all were aware a long time in advance of the Board meeting. He agreed that there was a great need for the facility in the area, but felt that the building was proposed in the wrong location. He believed there were a number of other possibilities that should be investigated and was concerned about the impact that the increased number of cars would have on the site, especially considering the lack of designated car parking space. Councillor Wright was concerned that classes would continue on occasion until 9pm, which would be unacceptable to local residents given the level of noise that could be generated in the workshops.

Some Councillors were of the opinion that the building should be re-positioned and were minded to refuse the application so that the applicant could reconsider the siting of the building, the number of car parking spaces to be provided and the impact on the surrounding highways. It was therefore moved that the application be refused due to the negative impact on the open space, character of the area and general street scene, contrary

to policies R/DP1 and R/OS4 of the Local Plan Review; as well as the impact on the surrounding highways, particularly the insufficient provision for car parking, contrary to policies R/T2, R/T10 AND R/T11 and also due to the negative impact on the amenities of local residents, contrary to policies R/DP1 and R/ENV10.

RESOLVED: That planning application K17518/1 – Bridgemary School, Wych Lane, Gosport be refused for the following reasons:

- i. The proposal, by reason of its mass and siting, would have a harmful effect on the character of the existing open space and the street scene contrary to Policies R/DP1 and R/OS4 of the Gosport Borough Local Plan Review.
- ii. The proposal, by reason of inadequate car parking provision, is likely to result in overspill parking on Brewers Lane which, in turn, would interrupt the free flow of traffic to the detriment of highway safety, contrary to Policies R/DP1, R/T2 and R/T11 of the Gosport Borough Local Plan Review.
- iii. The proposal is likely to result in unacceptable levels of noise disturbance which will be detrimental to the amenities of the occupiers of nearby residential properties, contrary to Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

**49 K17503 – RETENTION OF A SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO EXISTING ROOF INCLUDING SIDE DORMER
53 Leamington Crescent Lee-On-The-Solent Hampshire PO13 9HL**

Note: Councillor Carter declared a Personal and Prejudicial interest in this item, left the meeting room and took no part in the discussion or voting.

Councillor Burgess was invited to address the Board as Ward Councillor. Councillor Burgess spoke about the design of the surrounding properties and drew Members' attention to an extension that had been erected nearby that he believed to be in keeping with the character of the area. In contrast to this, however, he believed the proposal in question to be of a bland design and explained that he had been contacted by residents who were of the same opinion.

Officers clarified the difference between the extension that it was proposed to retain and the nearby extension that Councillor Burgess had referred to.

RESOLVED: That planning application K17503 – 53 Leamington Crescent, Lee-on-the-Solent 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 constitutes an appropriate addition to the roof in form, scale, height and external appearance which is acceptable in the street scene and will not significantly affect the amenities of occupiers of adjacent residential properties. As such the proposal complies with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

**50 K13143/2 - DEMOLITION OF GARAGE AND ERECTION OF TWO STOREY 3 BEDROOMED DETACHED DWELLING WITH ASSOCIATED PARKING AND AMENITY SPACE (as amended by plan received 17.06.08)
26 Bracklesham Road Gosport Hampshire PO13 0EN**

Members were advised that the legal agreement had now been completed.

RESOLVED: That planning application K13143/1 – 26 Bracklesham 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 is acceptable in this location. Due to its appropriate design, density and layout, the development will not have a detrimental impact on the visual amenity of the area or the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, cycle and refuse storage. As such, the development complies with Policies R/DP1, R/H4, R/DP3, R/OS8, R/T4 and R/T11 of the Gosport Borough Local Plan Review.

**51 K17574 - REGULATION 3 - ERECTION OF 1.8M HIGH BOW TOP FENCING AND 2NO.PEDESTRIAN ACCESS GATES
1 -15 Skipper Way Lee-On-The-Solent Hampshire PO13 9EU**

RESOLVED: That planning application K17574 – 1-15 Skipper Way, Lee-on-the-Solent 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 not have a detrimental impact on the visual amenity of the locality, the amenities of the occupiers of adjoining properties or highway and pedestrian safety. As such, the proposal complies with Policies R/DP1, R/DP7 and R/T11 of the Gosport Borough Local Plan Review.

52 ANY OTHER ITEMS

Tesco Application – Quay Street Roundabout, Fareham

Members were informed that an application to build a Tesco superstore on the Quay Street roundabout would be shortly heard by an extraordinary meeting of the Fareham Borough Council (FBC) Development Control Committee on Friday, 25 July 2008. Officers spoke of the likely adverse strategic transport impact the proposal would have on the Gosport peninsula and explained how, although concerns had been expressed to FBC, there had been no attempt to mitigate these concerns or consult with Gosport Council.

Members were advised of the impact that the proposal would have on the future of Gosport, particularly the traffic flow in and out of the peninsula. The Board supported the contents of a letter sent earlier by the Chief Executive to GOSE, requesting the Secretary of State to consider 'calling-in' the application for determination. A draft response to Fareham BC had also been prepared and was circulated to Members for consideration. Members were also advised of a forthcoming presentation of a traffic model for the Quay Street junction to GBC members by Tesco on 22 July. The contents of the draft response were supported, and it was noted that a formal response would not be sent until members had heard and commented upon the Tesco presentation.

The costs implications should the Secretary of State decide to call a Local Inquiry were discussed.

The meeting commenced at 6pm and concluded at 8.05pm

CHAIRMAN

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

12th August 2008

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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<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	3-9	K17566	Pier House 1 Marine Parade East Lee-On-The-Solent Hampshire PO13 9LA	Grant Permission
02.	10-15	K8831/24	Anglesey Lodge Anglesey Road Gosport Hampshire PO12 2DX	Grant Permission
03.	16-19	K16424/2	11A Brockhurst Road Gosport Hampshire PO12 3AJ	Refuse
04.	20-24	K6069/10	116 High Street Gosport Hampshire PO12 1DU	Grant Permission
05.	25-26	K6069/11	116 High Street Gosport Hampshire PO12 1DU	Grant Conservation Area Consent
06.	27-30	K16476/1	95 Palmyra Road Gosport Hampshire PO12 4EE	Refuse
07.	31-35	K10466/3	5 Stoke Road Gosport Hampshire PO12 1LT	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K17566
APPLICANT: H.A Greentree & R.Sexton
DATE REGISTERED: 03.06.2008

REDEVELOPMENT OF FORMER CARE HOME TO PROVIDE 14NO. APARTMENTS, 2NO. RETAIL UNITS AND ASSOCIATED EXTERNAL WORKS AND PARKING (CONSERVATION AREA) (as amplified and amended by letters dated 18.6.08, 30.06.08, 24.7.08, 31.07.08, email dated 29.07.08 and plans received 25.07.08 and 31.07.08)
Pier House 1 Marine Parade East Lee-On-The-Solent Hampshire PO13 9LA

The Site and the proposal

The application site is located at the junction of Pier Street with Marine Parade East and is adjacent to the Lee-on-the-Solent District Shopping Centre and within the Pier Street Conservation Area. Pier House is three stories high and was originally constructed in the late 19th Century as the centrepiece of the new resort of Lee-on-the-Solent. The main facade has an imposing presence created by the verticality of the gabled bay elements and steep tiled roof with tall, brick chimneys. It was used as a hotel, prior to its most recent use as a care home, under which extensions were added to the south east and north east. To the rear of the building, in the eastern corner of the site, is an enclosed amenity area. On the south west and north west boundary is a 1 metre high brick wall with landscape planting and hard surfacing behind. Pedestrian and vehicular access is from Marine Parade East. The vehicle access leads to a hardsurfaced parking area for 8 vehicles.

To the rear is a one-way access road that serves the properties in both the High Street and Marine Parade East. Pier Street carries one way traffic and contains small shops with residential accommodation above. The residential units above the shops on the southern side of Pier Street have balconies at first floor level. On street parking is available in Pier Street and there are double yellow lines at the exit from the service road. A nearby pedestrian crossing provides access to the beach and the seafront car parks and local bus stops. The flank elevation of 23 Pier Street contains windows at ground, first and second floor level facing the application site. To the south east, beyond a 2 metre hedge, is East Lodge, a four storey flatted development. There are four pairs of windows in the north west elevation facing onto the application site. One of each pair is obscure glazed.

The proposal is to redevelop the former care home to provide 10no. three bedroom and 4no. two bedroom apartments over three floors, with retail floorspace at ground floor level facing Pier Street. The proposal includes retention of the existing three storey facade fronting Marine Parade East and Pier Street and the erection of a replacement roof and chimneys, a new glazed pedestrian entrance facing Marine Parade East and demolition of the later additions to Pier Street and Marine Parade and erection of replacement three storey extensions with solar panels mounted on the roof. The developable site is also to be reduced in depth by 1 metre to facilitate the widening of the rear service road. The retail frontage is stepped to provide a visual link between the Shopping Centre and the existing building. An outside seating area is proposed along with a hard and soft landscaping to the Pier Street and Marine Parade frontages. A one-way, arched access will be constructed over the existing access from Marine Parade East to serve a residential parking area. The vehicles will exit the site along the service road and onto Pier Street. A service/loading bay is also provided to the rear along with residential and commercial refuse storage, cycle parking facilities and an amenity/drying area.

Amended plans have been submitted to satisfy the Council's refuse collection requirements and clarify the proposed external materials. The position of the service/loading bay, the width of the access onto the service road and the car parking layout have also been amended and the number of car parking spaces increased from 19 to 21. The amended plans also show long stay cycle parking and 4no staff car parking spaces for the retail unit(s).

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/BH1
Development in Conservation Areas
- R/BH2
Demolition in Conservation Areas
- R/DP1
General Standards of Development within the Urban Area
- R/DP3
Provision of Infrastructure, Services and Facilities
- R/DP6
Landscape Design
- R/DP7
Additions, Extensions and Alterations
- R/DP8
Protection of Trees
- R/DP10
Marine Parade Area of Special Character
- R/CF6
Provision of Educational Facilities
- R/H4
Housing Densities
- R/OS8
Recreational Space for New Residential Developments
- R/S2
Location of Additional Shopping & Leisure Floorspace
- R/T2
New Development
- R/T10
Traffic Management
- R/T11
Access and Parking
- R/H7
Conversion and Sub-division of Properties to Provide Residential Accommodation or Residential Institutions
- R/ENV4
Treatment of Foul Sewage and Disposal of Surface Water
- R/ENV10
Noise Pollution
- R/ENV12
Air Quality
- R/ENV15
Renewable Energy
- R/T4
Off-site Transport Infrastructure

Consultations

Environment Agency (Hants & IOW)	Application has low environmental risk.
Southern Water	Additional sewers, or improvements to existing, required.

The Gosport Society	no objection
County Education Officer	Contribution towards education provision required as the proposal will add to the pressure for primary school places in the area.
Building Control	Fire brigade access discussed direct with agent. Sales area access and services and WCs will need to meet Part M of the Building Regulations.
Economic Prosperity	Query regarding marketing of site.
Environmental Health (Commercial)	no objection
Environmental Health (Pollution & Environment)	no objection
Housing Services (Energy)	no objection
Streetscene (Parks & Horticulture)	No objection. No trees on site worthy of retention.
Streetscene (Waste & Cleansing)	Adequate storage space shown for 3 x 1100 litre recycling bins and 3 x 1100 litre domestic bins. Collection point appropriately located for kerbside collection.
Local Highway Authority	Car parking spaces should remain unallocated to maintain flexibility for residents and visitors. Existing car parks and on-street facilities will provide adequate parking for customers of commercial units. Long stay cycle parking acceptable for residential element. Long stay cycle parking for shops and short stay cycle parking provision for both elements also required. Developer required to increase width of service road by 1metre. HCC to facilitate the dedication of the land (and service bay if required) as public highway. Traffic management measures required to control movement of traffic through site.

Response to Public Advertisement

2 letters of objection and 1 petition of objection (with 7 signatories) received

Issues raised:

- location of bin store and resulting smells and noise disturbance
- loss of views from East Lodge
- no objection provided shops are food shops
- outside seating inappropriate.

1 letter of observation received

Issue raised;

- exterior of the building should remain.

Principal Issues

1. The proposals include provision for the use of renewable energy in accordance with R/ENV15 of the Gosport Borough Local Plan Review and the disposal of foul sewage can be dealt with by planning condition. A contribution towards transport infrastructure improvements is not required in this instance as the proposal will not generate additional trips over and above those that would have been generated by the former use and taking into account the costs of the works to widen the service road. The loss of existing views from adjoining properties and the marketing of the site are not planning issues. The main issues in this case are therefore the principle of a high density, mixed use development in this location, whether the proposal will preserve or enhance the character and appearance of the Conservation Area, and the impact on the Marine Parade Area of Special Character, the amenities of prospective and adjoining occupiers and highway safety conditions in the locality and the provision to be made for open space, education and refuse.

2. The site is within the Urban Area Boundary and is immediately adjacent to the Lee-on-the-Solent District Shopping Centre. The scheme is likely to have a positive impact on the vitality and viability of the existing Shopping Centre because, in addition to providing additional retail floorspace, it would enhance the streetscene in this prominent location and improve linkages between the Centre and the seafront via Pier Street. As such, the proposal accords with Policy R/S2 of the Gosport Borough Local Plan Review. The residential density of 71 dwellings per hectare is appropriate in this highly accessible location, adjacent to an existing District Shopping Centre, and accords with Policy R/H4 of the Gosport Borough Local Plan Review.

3. The design preserves the landmark significance of the building and its historic context. The extensions relate well to the adjoining buildings and pick up on both the imposing gabled facade of the existing building and the detailing of the adjacent residential units in Pier Street. The use of appropriate external construction materials and door and windows details and hard and soft landscaping will further enhance the appearance of the development and will be dealt with by planning condition. As such, the proposals will enhance the character and appearance of the Conservation Area and the Marine Parade Area of Special Character whilst securing a long term use for the building in accordance with Policies R/DP1, R/DP6, R/DP7, R/DP10, R/H7, R/BH1 and R/BH2 of the Gosport Borough Local Plan Review.

4. The residential refuse store has been resited away from the boundary with East Lodge and given its enclosed design should not result in any nuisance to prospective or adjoining occupiers in terms of smell or noise disturbance. Details of the external appearance of both the residential and commercial refuse stores, and their implementation and subsequent retention, and the retention of the collection point adjacent to Marine Parade East, will be dealt with by planning condition. There are no windows in the north east elevation adjacent to the service road and therefore there will be no loss of privacy to the occupiers of 23 Pier Street. Similarly, there are no windows in the south eastern elevation that directly conflict with the existing windows within East Lodge and given that the second floor balcony is set within the roof form, there will be no mutual loss of privacy. Given the 7m separation distance between the buildings and the staggered layout and orientation, there will be no significant loss of light to the occupiers East Lodge. There will be some loss of light to and outlook from 23 Pier Street but given that a minimum separation distance of 4.4 metres is maintained and that the new building has a hipped roof and does not extend the full depth of the existing windowed elevation, the impact is not significant enough to warrant refusal of the application. The occupiers of five of the apartments will have the use of an external terrace and given its seaside location all of the occupiers of the development will have sufficient access to usable outside amenity space. As such, the development complies with Policies R/DP1, R/DP7, R/DP10, R/H7, R/ENV10 and R/ENV12 of the Gosport Borough Local Plan Review.

5. The level of car parking has been assessed in the light of the likely levels of car ownership and is acceptable for this development in this location. The long stay cycle parking provision for the apartments and retail unit(s) accords with the minimum standards and there is space within the site to provide the required short stay cycle parking provision. The external appearance and provision

and retention of these facilities, and the implementation and retention of the car parking and service area, will be controlled by planning condition. Traffic management measures, including signage to

manage the flow of traffic through the site and prevent vehicles exiting onto Marine Parade East, will also be dealt with by planning condition. The developer has agreed to provide the 1 metre wide strip of land required to widen the service road. This will resolve a long standing traffic management problem in the area and is also necessary to achieve satisfactory access to the site. Implementation of these works will be secured by condition. As such the development accords with Policies R/T2, R/T10, R/T11 and R/DP10 of the Gosport Borough Local Plan Review.

6. The developer has also agreed to make a financial contribution towards outdoor playing space and education in the Borough in accordance with Policies R/OS8 and R/CF6 of the Gosport Borough Local Plan. Arrangements to make these contributions will be secured by condition.

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 proposal is an acceptable use in this location and will enhance the vitality and viability of the adjacent Shopping centre. The proposal will enhance the historic and architectural character and appearance of the Pier Street Conservation Area and will not have a harmful affect on the Marine Parade Area of Special Character or the amenities of prospective or adjoining occupiers or highway safety conditions in the locality. The proposal also includes measures to promote the use of renewable energy and makes adequate provision for refuse storage, open space and education. As such, the proposal complies with Policies R/DP1, R/DP3, R/DP6, R/DP7, R/DP8, R/DP10, R/BH1, R/BH2, R/CF6, R/S2, R/H4, R/H7, R/OS8, R/T2, R/T4, R/T10, R/T11, R/ENV4, R/ENV10, R/ENV12, R/ENV15 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 external materials and finishes, including the proposed glazed balconies facing Pier Street, the glazed entrance and stairwell facing Marine Parade East and the form and colour of the external renders, shall be submitted to and approved in writing by the Local Planning Authority before works above slab level are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

3. Vertical and horizontal sections of all new windows and door openings at a scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority before works above slab level are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

4. Elevations and vertical and horizontal sections of the proposed shopfronts at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority before works above

slab level are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

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 in writing 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 the areas shown on the approved plan for the parking, loading and unloading 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 car parking, loading and unloading facilities are provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

7. The car parking spaces shown on the approved plan shall not be allocated to any occupier or visitor to the developer and shall remain unallocated.

Reason- To ensure satisfactory parking provision for the development and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

8. Details of the external appearance and materials to be used in the construction of the refuse stores shall be submitted to and approved in writing by the Local Planning Authority before works above slab level are commenced. The refuse storage and collection facilities shall be provided in accordance with the approved details before the development is first brought into use and thereafter retained.

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

9. Details of the hard landscape works shall be submitted to and approved in writing by the Local Planning Authority before works above slab level are commenced. These details shall include all hard surfacing materials, boundary treatment and gates, and external lighting.

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.

10. Details of the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority before works above slab level are commenced. These details should include a planting scheme showing species, numbers, densities, heights and a future maintenance scheme.

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.

11. The landscape scheme approved under conditions 9 and 10 above shall be completed within the next planting season following first occupation of the development, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

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

13. Details of the traffic management measures, including signage, to control the movement of traffic through the site shall be submitted to and approved in writing by the Local Planning Authority before works above slab level are commenced. The approved measures shall be carried out before the development is first brought into use and retained thereafter.

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

14. No development shall commence until details of the proposed means of surface water and foul sewerage disposal have been submitted to and approved in writing by the Local Planning Authority.
Reason - To protect the existing water infrastructure in the area and to comply with Policy R/ENV2 of the Gosport Borough Local Plan Review.

15. 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, gates or other means of enclosure (other than those approved under condition 9 above) shall be erected beyond the forward most elevation which fronts onto or flanks a highway without the prior consent in writing of the Local Planning Authority.
Reason - In the interests of highway safety and to protect the amenities of the area and to comply with Policies R/T11 and R/DP1 of the Gosport Borough Local Plan Review.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no additional windows shall be constructed in the elevations marked 'A'- 'A' and 'B'-'B' on the approved plan 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.

17. No development shall commence until arrangements have been put in place to secure a contribution towards the provision of outdoor playing space within the Borough in compliance with Policy R/OS8 of the Gosport Borough Local Plan Review.
Reason - To ensure a contribution is made towards the provision of outdoor playing space (and education) within the Borough in compliance with Policy R/OS8 of the Gosport Borough Local Plan Review.

18. No part of the development shall be occupied until the measures to secure access to the site shown on plan 010108-P116B have been completed.
Reason - In the interests of highway safety and to comply with Policies R/T2 and R/T11 of the Gosport Borough Local Plan Review.

19. No development shall commence until arrangements have been put in place to secure a contribution towards the provision of education within the Borough in compliance with policy R/CF6 of the Gosport Borough Local Plan Review.
Reason - To ensure a contribution is made towards the provision of education within the Borough in compliance with Policy R/CF6 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K8831/24
APPLICANT: Hampshire Autistic Society
DATE REGISTERED: 27.05.2008

PROPOSED SUPPORTED LIVING ACCOMMODATION COMPRISING DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO STOREY L-SHAPED BUILDING (6 UNITS) AND A PAIR OF SEMI-DETACHED BUNGALOWS (2 UNITS) WITH CAR PARKING AND CYCLE AND REFUSE STORAGE (LISTED BUILDING IN CONSERVATION AREA) (as amended by plans received 31.07.08)
Anglesey Lodge Anglesey Road Gosport Hampshire PO12 2DX

The Site and the proposal

Anglesey Lodge is an extended, two storey, Grade II Listed Building, dating from 1830, set in extensive landscaped grounds on the corner of Anglesey Road and Stokes Bay Road and within Anglesey Conservation Area. Although access is from Anglesey Road, the site's main frontage is to Stokes Bay Road. As well as containing informal planting and mature trees in a design and layout typical of early to mid 19th Century properties, the southern end of the site has important historic associations and includes the remains of an 18th century earthwork fortification known as a Redoubt. The former landscaped garden to the north of the building has been overtaken by a centrally located copse of self-seeded trees and shrubs. All of the trees on the site are protected by Tree Preservation Order G8. The frontage to Anglesey Road is formed by a brick wall with mature tree and shrub planting which almost entirely screens the buildings and gardens from public view. The Lodge is currently used by Hampshire Autistic Society as a day care, training and administrative centre. To the north of the Listed Building is a modern 5 bedroomed bungalow annex that is registered as a care home. There are currently 13 formal and 6 informal car parking spaces on the site and one mini-bus space.

To the north is a small residential development of three detached houses which share the access from Anglesey Road. This access is directly opposite Stephenson Close and runs past the front garden of the closest house to the site, no. 66 Anglesey Road. The distance from the side elevation of this house to the application site boundary is just over 11 metres. To the west is Alverstoke Infants School with the main school building set an angle to the boundary with a minimum separation distance of 7 metres and maximum distance of 12 metres. The area between the school building and boundary is used as an informal play area although the main playground is located to the south. To the east are large detached properties fronting Anglesey Road and Crescent Road.

This application is a resubmission following the refusal of application K.8831/23. The proposal is to demolish the existing bungalow to the north of the Listed Building and erect a two storey, L-shaped building containing 6 units of accommodation (4 units with shared facilities and two self-contained). It is further proposed to erect a pair of semi-detached self-contained bungalows (2 units) to the north of this building. Whilst the nature and footprint of the development is the same as that submitted under application K.8831/23, the design of the two storey building has been amended to address the previous concerns regarding its impact on the setting of the adjacent Grade II Listed Building. The design of the roof has been simplified and the ridge height reduced. The elevations and windows have also been revised and the main construction material changed from render to brick. The bungalows will also be constructed from brick and have a simple hipped roof. In total, 8 units of supported living accommodation will be provided, replacing that lost within the original bungalow and providing accommodation for an additional 12 persons (17 in total). The car parking spaces to the east of the building will be retained and the spaces along the driveway rationalized to provide a total of 21 car parking space and one mini-bus space. An enclosed refuse store is to be provided along with ten long-stay and ten visitor cycle parking spaces.

The proposal includes the removal of a total of 18 trees and saplings within the northern part of the site. These are mainly Holm Oaks, but there are also two Sycamore, one Oak and one Yew tree.

Nine of the trees have consent to be felled under K.8831/22 because they are in poor health, have poor life expectancy and are at risk of failure. The existing mature trees and shrubs located along the eastern and western boundaries and all of the planting to the south of the Listed Building will be retained. Supplementary planting is proposed along the northern and western boundaries of the application site and to enhance the setting of the new buildings. A 1.8 metre high close boarded fence is to be erected along the northern and western boundary in place of an existing chain link fence. The Listed Building and existing access arrangements will be unaffected.

The application is supported by a Design and Access Statement, tree and badger surveys, a traffic assessment and an archaeological report. It is proposed to entice the badgers from the natural badger sett located in the north east corner of the site to an artificially constructed sett in the south western part of the site before the development commences using food supply persuasion techniques.

Amended plans have been submitted showing amended refuse collection arrangements that accord with the Council's requirements.

Relevant Planning History

K8831/3 change of use from former children's home to residential and day centre for autistic persons permitted 3.8.76
TPO G8 confirmed 10.8.76.
K8831/10 alterations and bungalow for 5 residents permitted 3.4.91
K8831/18 part demolition, refurbishment and new build withdrawn 15.5.06
K8831/19 associated Listed Building application withdrawn 15.5.06
K8831/21 demolition of extensions and bungalow, refurbishment of Listed Building, new buildings providing additional accommodation withdrawn 19.12.06
K8831/20 associated Listed Building application withdrawn 19.12.06
K8831/23 proposed supported living accommodation comprising demolition of existing bungalow and erection of two storey L-shaped building (6 units) and a pair of semi-detached bungalows (2 units) with car parking and cycle and refuse storage refused 14.2.08 on the grounds that the proposal would harm the setting of the Grade II Listed Building
K8831/22 implementation of tree maintenance scheme (TPO G8) permitted 31.03.08

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/ENV10
Noise Pollution
- R/OS10
Protection of Areas of International Conservation Importance
- R/OS11
Protection of Areas of National Nature Conservation Importance
- R/BH1
Development in Conservation Areas
- R/BH2
Demolition in Conservation Areas
- R/BH3
Development Affecting Listed Buildings
- R/BH8
Archaeology and Ancient Monuments
- R/DP1
General Standards of Development within the Urban Area
- R/DP8
Protection of Trees
- R/OS13
Protection of Habitats Supporting Protected Species

R/T2
New Development
R/T11
Access and Parking
R/DP6
Landscape Design

Consultations

Natural England	No objection. Recommend that informative be attached to remind applicant regarding the necessary licences. Condition also required preventing heavy works taking place during the over-wintering period due to the proximity of the site to nearby Brent Geese feeding grounds.
National Care Standards Commission	no response
The Gosport Society	no objection
County Archaeologist	No objection. Area to north of Anglesey Lodge does not contain any deposits of archaeological interest.
Building Control	no objection
Streetscene (Parks & Horticulture)	No objection. All trees to be felled are of limited value and have either outgrown their positions or have been suppressed by adjacent trees.
Streetscene (Waste & Cleansing)	No objection to amended refuse storage and collection arrangements.
Local Highway Authority	no objection

Response to Public Advertisement

1 letter of objection received.

Issues raised:

- possibility of works taking place to the south of Anglesey Lodge
- traffic generation
- loss of trees.

Principal Issues

1. The site is within the urban area and, given the existing established use of the site, the principle of additional supported living accommodation in this location is acceptable, provided it accords with the relevant policies within the Gosport Borough Local Plan Review. The proposed works only affect the land to the north of Anglesey Lodge and any future application for development on any other part of the site, would be considered on its individual merits at that time. For supported living accommodation there is no requirement for provision of outdoor playing space under Policy R/OS8 and any future change of use of the accommodation in whole or in part can be controlled by planning condition. Natural England has no objection from a nature conservation perspective, subject to a condition controlling the timing of any construction works involving heavy machinery, and the process of excluding the badgers from the existing sett requires a separate licence

therefore is not required to be controlled through the planning process. The main issues in this case are therefore the impact of the proposals on the setting of the Listed Building, whether the proposal will preserve or enhance the architectural and historic character and appearance of the Conservation Area, the loss of the trees and the impact on parking and highway safety conditions in the locality and the amenities of the occupiers of the adjacent occupiers.

2. The existing bungalow is an unsympathetic, modern addition of no architectural merit and its removal would enhance the setting of the Listed Building in accordance with Policy R/BH2 of the Gosport Borough Local Plan Review. The focus of the site is the detached Anglesey Lodge and this must remain the focus in any proposed development. The proposal represents a significant improvement on the previous scheme in that the reduced ridge height, simplified detailing and proportions and use of contrasting brickwork make the main building appear subservient in form and detail to the principal Listed Building and its dominance. The external construction materials and the details of the windows and doors will be dealt with by planning condition. The proposals will not affect the historic landscaped grounds to the south of Anglesey Lodge and along its borders. The majority of the additional trees to be removed have only more recently invaded the original open garden area and none are worthy of retention, either alone, or in combination, due to their existing health, life expectancy and appearance. The most important, healthy, mature specimen trees will remain along the boundaries and this, combined with the proposed additional planting that will reinforce the historic boundary planting, will ensure that the development preserves the character of the Conservation Area. Implementation of the additional planting and protection of the existing trees during construction works will be controlled by planning conditions. For these reasons, the dominance and setting of the Listed Building and the historic landscaped garden would be maintained and the special character and appearance of the Conservation Area preserved in accordance with Policies R/DP1, R/BH1, R/BH2, R/BH3 and R/DP8 of the Gosport Borough Local Plan Review.

3. The car parking provision will be adequate for the 6 additional staff, who will work in shift pattern, and the small increase in the number of visitors, estimated at 2-3 in total per day during the week and 3-4 over the weekend. The minimal increase in traffic using the access will not have an adverse affect on highway safety conditions in the locality. Conditions will be used to control the implementation and retention of the car and cycle parking spaces and the refuse storage facilities. As such, the proposal accords with Policies R/DP1, R/T2 and R/T11 of the Gosport Borough Local Plan Review.

4. Given the height and siting of the new bungalows and the existing and proposed planting along the northern boundary and the new fence, there will be no loss of light or privacy to, or outlook from, the neighbouring residential properties to the north. Similarly, as there will not be a significant increase in the volume of vehicle traffic, the proposals will not result in unacceptable levels of the noise and disturbance, in compliance with Policy R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is an acceptable use in this location and will preserve the architectural and historic character and appearance of the Conservation Area. The proposal will not harm the setting of the Listed Building, or highway safety conditions in the locality, or the amenities of the occupiers of neighbouring residents, or the interests of archaeology or nature conservation. As such the proposal complies with Policies R/DP1, R/DP6, R/DP8, R/BH1, R/BH2, R/BH3, R/BH8, R/T2, R/T11, R/OS10, R/OS11 and R/OS13 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

2. No percussive piling or works involving the use of heavy machinery shall take place during the waterfowl over wintering period, being from 1 October until 31 March.

Reason - To avoid disturbance to over wintering migratory waterfowl along the Portsmouth Harbour SPA/SSSI and to comply with Policies R/OS10 and R/OS11 of the Gosport Borough Local Plan Review.

3. Details of all new windows, including elevation and vertical and horizontal section drawings at a scale of 1:10 showing the cill and lintel detailing and the set back within the brickwork, shall be submitted to and approved by the Local Planning Authority, in writing, before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

Reason - To protect the setting of the Listed Building and to comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

4. Details of the doors and surrounding architraves and fan lights, including elevations and vertical and horizontal sections at a scale of 1:20, shall be submitted to and approved by the Local Planning Authority, in writing, before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

Reason - To protect the setting of the Listed Building and to comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

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

Reason - To ensure that the external appearance of the development is satisfactory, and to protect the setting of the Listed Building, and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

6. Details of the hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority before works above slab level are commenced. These details shall include all hard surfacing materials, boundary treatment and external lighting.

Reason - In the interests of amenity and to protect the setting of the Listed Building and to comply with Policies R/DP1, R/DP6 and R/BH3 of the Gosport Borough Local Plan Review.

7. Details of the soft landscape works shall be submitted to and approved in writing by the Local Planning Authority before works above slab level are commenced. These details should include a planting scheme showing species, numbers, densities, heights and a future maintenance scheme.

Reason - In the interests of amenity and to protect the setting of the Listed Building and to comply with Policies R/DP1, R/DP6 and R/BH3 of the Gosport Borough Local Plan Review.

8. The landscape scheme approved under conditions 6 and 7 above shall be completed within the next planting season following first occupation of the development, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

Reason - In the interests of amenity and to protect the setting of the Listed Building and to comply with Policies R/DP1, R/DP6 and R/BH3 of the Gosport Borough Local Plan Review.

9. 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.

10. 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.

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

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

12. 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 supported living accommodation which fronts onto the driveway without the prior consent in writing of the Local Planning Authority.

Reason - To protect the setting of the Listed Building and to comply with Policy R/BH3 of the Gosport Borough Local Plan Review.

13. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any replacement or re-enactment thereof), the development shall be used only for purposes falling within Class C2 of the Town & Country Planning (Use Classes) Order 1987 and for no other purpose whatsoever.

Reason - To ensure any future change of use of the development (in whole or in part) is within the control of the Local Planning Authority and in the interests of amenity and highway safety and to comply with Policies R/DP1, R/T2, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

14. The trees and hedges on the site which are to be retained shall be protected during building operations by strict compliance with BS5837:2005 - Trees in Relation to Construction.

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.

ITEM NUMBER: 03.
APPLICATION NUMBER: K16424/2
APPLICANT: Mr Adrien Vine
DATE REGISTERED: 03.07.2008

DEMOLITION OF SINGLE STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION, INTERNAL ALTERATIONS AND ERECTION OF FOUR STOREY EXTENSION TO PROVIDE 5 NO. ONE BEDROOM FLATS AND 3 NO. TWO BEDROOM FLATS WITH ASSOCIATED PARKING AND BICYCLE STORAGE FACILITIES
11A Brockhurst Road Gosport Hampshire PO12 3AJ

The Site and the proposal

The application property is the western half of a pair of 4 storey semi detached houses located on the southern side of Brockhurst Road. It has a rendered finish with a feature pediment and columns surrounding the ground floor window in the front elevation. The roof has been constructed from concrete interlocking tiles and is of hipped design. There is a single storey extension on the western elevation of the premises which is currently used as a studio apartment. To the rear of the property is a two storey lean-to element with windows in the southern elevation overlooking the rear garden. The garden is approximately 20 metres long and is bordered by a brick wall between 1.2 and 1.5 metres in height. At the rear of the garden stands a single pitched roof garage, accessed via a service road on the western side of the building. The service road is 3.7 metres wide and affords access to the back gardens and garages of 1-3 Burnett Road, 3-9 Hartington Road and 11, 11a, 15, 17 and 19 Brockhurst Road. There is a tarmac area at the front of the site providing enough room to park three vehicles.

The adjoining dwelling to the east, number 11 Brockhurst Road is also a 4 storey building and is occupied as a single dwellinghouse. It also has a two storey element on the rear elevation which matches that at the application site. To the west, numbers 15-19 are a terrace of three 4 storey properties which have been subdivided to flats. All have substantial extensions on their rear elevations. To the north and opposite the application dwelling is a recently constructed block of 14 flats. This brick and rendered building has a central 4 storey element, tapering down on either side to reflect the scale of adjacent properties. To the rear of the site and beyond the service road are the back gardens of the two storey dwellings located on Burnett Road. Due to the orientation of the dwellings, the rear elevations do not directly oppose the application site.

The applicant proposes to demolish the existing single storey extension on the western elevation and two storey element at the rear and erect a four storey side and rear extension. The proposed extension will contain a single one bedroomed flat at basement level with 2 bedroomed flats on the first, second and third floors. Internal alterations to the original dwelling will create four one bedroomed flats set over four floors. The extension will be of hipped roof design and will be set to the height of the existing ridge tile. It will be 5.3 metres wide and will provide an overall depth of 12.3 metres. There will be windows in all elevations. Access to the basement flats will be via steps at the front of the dwelling while a new stairwell at the rear of the building will provide access to the upper floors.

The garage and southern boundary wall at the rear of the site will be demolished and the garden area laid to tarmac. This will provide room for three on-site car parking spaces at the rear of the building. The spaces will be accessed via the existing service road and each will measure 2.4 x 5 metres. The plans show that 9 secure cycle parking spaces will be provided at the southern end of the site with an additional four visitor cycle hoops allocated adjacent to the new rear elevation.

The front of the site will be subdivided to provide two small areas of amenity space. To the north of the proposed gardens, a pitched roof bin and cycle store will be provided. The store is capable of accommodating two 1280 litre bins, two 660 litre bins and 2 bicycles. The proposed store would be set behind a gabled boundary wall fronting Brockhurst Road with wrought iron railings forming the

remainder of the front boundary treatment. The plans show that a further four visitor cycle hoops will also be provided at the front of the site.

Relevant Planning History

K2923 conversion to shop withdrawn 30.07.58

K2950 alterations and erection of single storey shop permitted 29.08.58

K2950/1 extension to existing single storey showroom and erection of three storey extension at rear of existing building permitted 24.08.71

KA1195 erection and display of an advertisement hoarding refused 14.04.87

K.13481 outline - erection of 28 flats together with car parking withdrawn 04.04.90

K13481/1 outline - erection of three and a half storey block of 24 flats together with car parking permitted 13.07.90

K.16424 erection of detached garage permitted 15.09.03

K.16424/1 change of use of former retail shop to additional residential accommodation adjacent dwelling and erection of conservatory permitted 08.08.05

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/T11

Access and Parking

R/DP3

Provision of Infrastructure, Services and Facilities

R/T4

Off-site Transport Infrastructure

R/OS8

Recreational Space for New Residential Developments

Consultations

Building Control	update to be provided
Streetscene (Waste & Cleansing)	Bins are adequate. However, 660 litre bin lids may be awkward to open long ways as shown on the plans.
Local Highway Authority	Information submitted with the application provides no evidence of the expected levels of car ownership for future occupants, or how this relates to the level of car parking proposed. The proposal therefore conflicts with the Supplementary Guidance Note to Policy R/T11. Given that the average car ownership in the Brockhurst ward is 0.97 vehicles per household with almost 21% of households owning two or more cars it is difficult to accept that the proposed units will be sufficiently served by three spaces. The development will therefore result in overspill

parking in the surrounding road network to the detriment of local amenity. If an increased level of parking was provided it would increase the number of vehicles using the rear service road. Visibility to the east, at the junction between the service road and Brockhurst Road is frequently severely limited by on street parking. An intensification of the use of this access is likely to prejudice the safety of highway users, contrary to Policy R/T11. Some of the secure cycle parking facilities are less than 0.5 metres and would therefore be unable to accommodate a bicycle.

Response to Public Advertisement

nil

Principal Issues

1. The site is located within the urban area where the principle of residential development is acceptable provided that the details accord with Policy R/DP1 of the Gosport Borough Local Plan Review. The main issues in this case therefore are the acceptability of the proposed development in terms of design and density, the impact on the visual amenity of the locality and the amenities of adjoining and prospective occupiers, the adequacy of servicing and parking arrangements and the provision for cycle parking, refuse storage, open space and transport contributions.
2. The extension is of hipped roof design and maintains the vertical emphasis of the existing building. At 5.3 metres wide, the extension reflects the proportions of the existing dwelling and would not appear over prominent when viewed from Brockhurst Road. Existing features such as the pediment will be replicated on the proposed front elevation which adds visual interest and retains a symmetry between the proposed and existing building. Whilst it would be preferable to site the front bin and cycle store at the rear of the site, the proposed front boundary wall will reduce the impact on the streetscene. The proposed secure cycle store at the rear of the site has a simple lean-to design and would not be detrimental to the visual amenity of the locality. In light of the above, the design accords with Policies R/DP1 and R/DP7 of the Local Plan Review.
3. The proposed development will increase the density of the site to 200 dwellings per hectare (dph) which significantly exceeds the suggested density range of 30-50 dph as set out in Policy R/H4 of the Local Plan Review. The site is not located close to Gosport Town Centre or a District Centre. Coupled with the lack of amenity and car parking space afforded at the site, the proposal represents an overdevelopment of the plot in a location where an excessive density cannot be justified. The development therefore conflicts with Policy R/H4 of the Local Plan Review.
4. There is a separation distance of approximately 30 metres between the rear elevation of the proposed extension and the rear elevations of the two storey dwellings to the south on Burnett Road. This is slightly below the guideline separation distances between opposing elevations as outlined in Appendix B of the Local Plan Review. However, the dwellings are sited so that the rear elevations are not directly opposing and a section of service road separates the plots. In light of this, and the position of the property's existing windows, the proposal will not increase the propensity to overlook any adjacent property. Due to the orientation of the properties and the depth of the existing rear extensions on this side of Brockhurst Road, the proposal will not have a detrimental impact on the amenities of future or prospective occupiers of adjacent properties in terms of loss of light or outlook. The development therefore complies with Policies R/DP1 and R/DP7 of the Local Plan Review.

5. The applicant has provided an appropriate level of secure and visitor cycle parking facilities and bin storage. Although the bicycle stores afford safe and convenient access, some of the stores are less than 0.5 metres wide. They would not therefore be capable of accommodating a bicycle. However, there is sufficient space on site to increase the size of the cycle stores which could overcome this issue. The proposed plot defines on-site parking in the form of three spaces at the rear of the site. The spaces are of sufficient dimensions and are sited so that a car is able to park without overhanging the adjacent service road. However, due to the limited turning space, it would be necessary for cars to reverse out onto the service road which is undesirable in terms of highway safety. The census data for the Brockhurst ward suggests that car ownership comprises an average of 0.97 cars per household with almost 21% of households owning two or more cars. It is highly unlikely therefore that the provision of three on-site spaces will meet the demands for car parking created by this development. It is therefore contrary to the Supplementary Guidance Note to Policy R/T11. The limited on-site parking would result in overspill parking in the surrounding road network, to the detriment of local amenity. Visibility to the east, at the junction between the service road and Brockhurst Road is frequently severely limited by on street parking. The traffic flow on this classified road is often heavy and an intensification of the use of this access is likely to prejudice the safety of highway users, contrary to Policy R/T11. The fact the site is located adjacent to bus stops is not an indicator of likely bus use and the applicant should provide evidence to justify the acceptability of providing three car parking spaces. Such information has not been forthcoming and the proposal therefore conflicts with the Supplementary Guidance Note to Policy R/T11.

6. 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 and transport and highway improvements, in accordance with Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposed development by reason of its high density constitutes an overdevelopment of the site which will result in a poor quality of environment for the occupiers of the proposed flats. As such, it is contrary to Policy R/H4 of the Gosport Borough Local Plan Review.
2. The proposed development provides an insufficient level of on-site car parking which will result in overspill car parking in the surrounding road network to the detriment of local amenity. The proposal therefore conflicts with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.
3. There is restricted visibility to the east on exiting the service road and an intensification of the use of this access will therefore have a detrimental impact on highway safety. As such, the proposal conflicts with Policy R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K6069/10
APPLICANT: Salum Properties Ltd
DATE REGISTERED: 13.02.2008

ERECTION OF THREE 1 BEDROOM FLATS WITH ASSOCIATED BIN & CYCLE STORAGE (LAND TO THE REAR OF 116 HIGH STREET) (CONSERVATION AREA) (as amended by plans received 24.07.08)
116 High Street Gosport Hampshire PO12 1DU

The Site and the proposal

The application site is located on the southern side of the High Street within the High Street Conservation Area and Gosport Town Centre Principal Shopping Centre. The site is approximately 12 metres wide and 17 metres deep and comprises a concrete and gravel surfaced yard containing an open sided corrugated iron shed. It provides access and servicing to number 116 High Street which comprises a Costa Coffee shop at ground floor level with three flats on the upper two floors. The yard is bounded by a 2.2 metre high brick wall to the west part of which formed the sides of earlier outbuildings demolished some years ago. 2.5 metres to the west there is the Old Auction House, a two storey brick built building with a double gabled roof form containing 8 flats fronting Coates Road. There are bedroom, kitchen and bathroom windows on the east side elevation to this building facing the application site. To the east of the site there is a 2.2 metre high boundary wall and the blank side elevation to the adjoining commercial building which steps up in height to 3.6 and 6.6 metres. Set back approximately 2 metres from the southern site boundary there is a 2 metre high brick wall and pair of metal chain link gates. To the south of Coates Road there is a short stay public car park.

It is proposed to demolish part of the wall to the west boundary and southern boundary and the iron shed and build a two storey development containing three one bedroom flats designed to comply with the Lifetime Homes standards. There is to be a flat on the ground floor, but access to the rear of the existing shop is retained for servicing. This access also serves the proposed residential units above, via a 2.95 metres wide covered archway and lobby at the rear. Access to the ground floor flat will be at the front of the building. The new building will be over 13 metres away from the rear of 116 High Street. Behind the building and adjacent to the retained part of the western boundary wall there is to be a flat roofed brick built bin store with white painted timber double doors. To the north of this a secure cycle store for 5 bicycles is to be provided. This is also to have a flat roof and be brick built with white painted timber double doors. The existing drop kerb is to be retained to serve the site and the 2 metres deep area in front of the building will be surfaced in non-slip paving and contain a Sheffield cycle stand for use by visitors to the ground floor flat. The surface under the archway is to be black tarmac with further non-slip paving to the rear of the building around the entrance to the first floor flats. There are to be two planters and two more Sheffield cycle stands in this area. The remainder of the land will be cleared and levelled and covered in shingle.

The building is to have a double pitched roof to mirror that on the adjacent Old Auction House with windows to habitable rooms in the front and rear elevations. As the west side elevation is to be built on the boundary and the four windows proposed will only serve non-habitable rooms they are to be obscure glazed and fixed shut so as to be unable to open over the boundary. There are to be three windows on the ground floor facing into the archway serving the lobby and corridors. At first floor level on the east boundary there are to be two blind windows with recessed reveals in brick to add architectural interest to the overall design of the building. The building is to be constructed in red facing brickwork with rows of vertical laid buff coloured bricks under the windows to provide interest and a contrast in the elevations under a red clay tiled double pitched roof. There is to be projecting white rendered capping around the windows and door heads and white fascia boards below the gable ends to the roof on the front and rear elevations. The windows are to be white painted timber.

Relevant Planning History

K6069/6 conversion of first and second floor storage accommodation and flat into 3 no. flats and installation of window in ground floor front elevation permitted 23.06.06

K6069/7 change of use from shop (Class A1) to a coffee shop (Mixed Class A1/A3) permitted 17.08.06

K6069/11 current Conservation Area Application by the same applicant on the same site for the demolition of part of the boundary wall and removal of iron storage shed

K7958/9 erection of 8 no. dwellings (site of Coates Auction Room) permitted 03.10.00

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/BH1

Development in Conservation Areas

R/BH2

Demolition in Conservation Areas

R/H4

Housing Densities

R/S3

Principal & District Shopping Centres

R/S6

Residential Development at Ground Floor within Defined Shopping Centres

R/S7

Use of Upper Floors

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

Consultations

Local Highway Authority	No on-site car parking facilities are proposed but the site is located within Gosport Town Centre Principal Shopping Centre. Transport contributions will be required pursuant to the County Council's Policy. Cycle parking complies with minimum requirements.
Streetscene (Waste & Cleansing)	Each flat would require 1 x 140 litre domestic and 1 x 140 litre recycling bin. Storage area shown of adequate size. Bins will require pulling out to Coates Road for collection.
Building Control	Proposals appear satisfactory, including fire service access.
The Gosport Society	no objection

Response to Public Advertisement

nil

Principal Issues

1. The application site is located within the Urban Area Boundary and consequently the principle of 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 existing boundary walls and storage shed, to be demolished, do not contribute to the character of the area and are of no architectural or historic interest therefore their removal complies with Policy R/BH2 of the Gosport Borough Local Plan Review. The proposal will not impact on the servicing arrangement to the existing retained commercial premises fronting High Street in compliance with Policy R/S6 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the acceptability of the proposed density within a commercial area, whether the proposal will preserve or enhance the character and appearance of the Conservation Area, the impact on the amenities of nearby and prospective residents and the provision of transport infrastructure, car and cycle parking, refuse storage facilities and open space.

2. There are other similar mixed residential uses located to the rear of commercial properties on this side of High Street fronting Coates Road including the immediately adjoining Old Auction House. Whilst the development will result in a density of 111 dwellings per hectare the site is located within easy walking distance of local facilities and the Gosport Bus Station/Ferry Interchange. In addition it is close to bus routes on South Street and within Gosport Town Centre Principal Shopping Centre. It will provide small dwellings suitable for use as Lifetime Homes in a location where higher densities are acceptable. Therefore this density complies with Policy R/H4 of the Gosport Borough Local Plan Review. There will be separate and independent access to the flats and as such the proposal complies with Policy R/S7 of the Gosport Borough Local Plan Review.

3. The amended design of the proposed building will fit in well with the general street scene of this part of the High Street Conservation Area. The proposed materials and architectural detailing are appropriate in this location and reflect the design form and detailing of the adjacent Old Auction House. Details of the materials to be used will be conditioned to ensure the development will enhance the character and appearance of this part of the High Street Conservation Area to comply with Policy R/BH1 of the Gosport Borough Local Plan Review.

4. Given the location and scale of the building within the plot, its lower roof height compared to the Old Auction House development, and adjoining boundary treatment and the orientation of the properties there will be no significant loss of light to neighbouring properties. Although there is a kitchen window in the first floor elevation of the flat at 116 High Street, this is considered a non-habitable room, and it will be over 13 metres away so there will be no detrimental impact in terms of loss of privacy to neighbouring occupiers. Whilst the building will be 2.5 metres away from some of the existing side windows situated in the Old Auction House, the ground floor bedroom window currently looks onto a 2.2 metres high boundary wall therefore there will be no significant loss of outlook. In addition the proposed windows in this west elevation are to be fixed shut and obscure glazed therefore there will be no loss of privacy as a result of this development. Whilst one first floor bedroom window will look onto the side of the new building the outlook is currently limited by the scale of the blank side elevation to 115 High Street and as such there will be no significant impact on the outlook from this bedroom. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of adjoining residents.

5. The hard landscaped courtyard will only provide limited on-site amenity space for residents but in this location this is sufficient. The site provides adequate storage facilities for refuse to the relevant capacity standards with collection from the existing dropped kerb to Coates Road.

6. Census evidence shows that Town Ward has the lowest level of car ownership within the Borough. This development is in an accessible Town Centre location in close proximity to public transport and as such these one bedroom flats would be attractive to non-car owners. In such circumstances no provision for car parking is acceptable. Adequate space and facilities are to be provided within the site to ensure secure long stay cycle provision and short stay visitor cycle

parking provision exceeds minimum standards for this development. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

7. 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 and payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review for the 3 units of accommodation. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to a Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.
2. The payment of a commuted sum towards transport infrastructure, services and facilities.

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 for this particular location and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The development will be acceptable within the overall street scene and 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, transport infrastructure, cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/BH1, R/BH2, R/H4, R/S3, R/S6, R/S7, R/T4, 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 carried out in accordance with the approved details.

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

3. Full details of the hard landscaping works, including material samples, shall be submitted to and approved in writing by the Local Planning Authority before works relating to that part of the development is commenced. The development shall thereafter be carried out in accordance with the approved details. These details shall include hard surfacing materials, boundary treatment, and lighting.

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.

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.

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. 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.

RECOMMENDATION: Grant Conservation Area Consent

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 demolition of these structures will enhance the character and appearance of the Conservation Area and as such complies with Policies R/DP1 and R/BH2 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

2. The demolition hereby permitted shall be carried out concurrently with the development approved under reference K.6069/10.

Reason: To ensure that premature demolition does not take place and leave an empty gap in the street scene, and to comply with Policies R/DP1 and R/BH2 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 06.
APPLICATION NUMBER: K16476/1
APPLICANT: Mr Robert Williams
DATE REGISTERED: 24.06.2008

**ERECTION OF TWO STOREY REAR EXTENSION TO PROVIDE 1NO.TWO
BEDROOMED GROUND FLOOR FLAT AND 1NO.TWO BEDROOMED FIRST FLOOR
FLAT**

95 Palmyra Road Gosport Hampshire PO12 4EE

The Site and the proposal

The application site is located on the southern side of Palmyra Road to the east of Vale Grove and within the Palmyra Road Neighbourhood Shopping Centre. The premises comprise a barber shop at ground floor level with a two bedroomed flat above. There are small two storey and single storey extensions on the rear elevation and a single garage at the rear of the site. There is a service road immediately to the rear of the site (accessed via Vale Grove) which provides access to the rear service areas of the premises fronting Palmyra Road and the rear gardens of the two storey dwellings to the south on Rothesay Road.

The adjoining dwelling to the west, number 97 has a large two storey element at the rear providing two one bedroomed flats. There are three non opening first floor windows in the eastern elevation of the extension facing the application site (serving a hall). To the east of the site, number 93 is also a two storey property and has been constructed from red brick under a conjoined hipped roof. The property has a hot food take away at ground floor level with a residential flat above. There is a flat roof two storey extension on the rear elevation with a garage at the rear of the site. The property to the rear of the site, number 56 Vale Grove, is the northern half of a pair of two storey semi detached dwellings. It contains ground and first floor windows in the northern elevation facing the service road which are glazed with obscure glass.

The applicant proposes to demolish the garage at the rear of the site and erect a two storey flat roof rear extension, connected to the main building by a two storey link extension. The extension would provide a two bedroomed flat at both ground and first floor levels. The extension would provide an overall depth of 10.9 metres and would be 5.3 metres high. The western elevation (facing number 97) will contain a door and two windows at ground floor level and two first floor windows. The southern elevation will contain a single door (providing access to the stairs serving the proposed first floor flat) and window at ground floor with two windows at first floor level. There will also be a single door in the northern elevation which will provide access to the ground floor flat. No windows are proposed in the eastern elevation facing number 93.

Cycle storage and bin store facilities are provided at the southern end of the site, adjacent to the service road. A further cycle store is proposed adjacent to the original rear elevation. No provision has been made for on site car parking, visitor cycle parking or amenity space.

The County Ecologist has indicated that the site is located within 100 metres of a sighting of a bat.

Relevant Planning History

K.16476 change of use from shop (Class A1) to hot food takeaway (Class A3) and installation of extractor system to rear elevation, approved 18.12.2003

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/S6
Residential Development at Ground Floor within Defined Shopping Centres
R/S7
Use of Upper Floors
R/OS13
Protection of Habitats Supporting Protected Species
R/T11
Access and Parking
R/OS8
Recreational Space for New Residential Developments
R/DP3
Provision of Infrastructure, Services and Facilities
R/T4
Off-site Transport Infrastructure

Consultations

Building Control	Access for fire brigade is satisfactory. There is a public sewer at the rear of the site which can be dealt with under a Building Regulation application.
Streetscene (Waste & Cleansing)	1 x 240 litre recycling and 1 x 240 litre domestic bin required. Adequate space provided.
Local Highway Authority	No parking is provided. The availability of buses alone is not considered to be an indicator of likely bus use or car ownership. The proposal will result in overspill parking in the surrounding road network.

Response to Public Advertisement

nil

Principal Issues

1. The site is located within the urban area where the principle of residential development is acceptable provided that the details accord with Policy R/DP1 of the Gosport Borough Local Plan Review. The main issues in this case therefore are the acceptability of the proposed development in terms of design and density, the use of the ground and first floor for residential development within the defined neighbourhood shopping centre, the impact on the visual amenity of the locality, the amenities of adjoining and prospective occupiers, the adequacy of servicing and parking arrangements, protected species and the provision for cycle parking, refuse storage, open space and transport contributions.
2. The proposal would increase the density of the site from 100 dwellings per hectare (dph) to 300 dph. This figure significantly exceeds the density range of 30-50 dph set out in Policy R/H4 of the Local Plan Review. The site is not located close to Gosport Town Centre or a District Centre. Coupled with the lack of amenity space afforded at the site, the proposal represents an overdevelopment of the plot in a location where an excessive density cannot be justified. The development therefore conflicts with Policy R/H4 of the Local Plan Review.

3. Due to its siting at the rear of the building, the proposed two storey extension will not be easily visible from public view. It is similar in design to many other extensions along this side of Palmyra Road and the applicant has indicated the use of matching materials. In light of the above, the proposed development would not have a detrimental impact on the appearance of the building or the visual amenity of the locality. The design therefore accords with Policies R/DP1 and R/DP7 of the Local Plan Review.

4. Due to the orientation of the properties, the existing two storey extensions at numbers 93 and 97 and the position of the existing and proposed windows, I do not consider that there will be a detrimental impact on the living conditions of existing or prospective occupiers of any adjoining property in terms of loss of light, outlook or privacy. In light of this, the proposal complies with Policies R/DP1 and R/DP7 of the Local Plan Review.

5. The rear of the site is currently poorly maintained with a garage sited adjacent to the rear service road. The area is not required for retail use and the erection a two storey extension accommodating two flats will not compromise the retail function of the Neighbourhood Shopping Centre. The proposed flats would be independent of the ground floor barber shop and have their own separate access. The proposal will not therefore have a detrimental impact on adjacent uses and complies with Policies R/S6 and R/S7 of the Local Plan Review.

6. The plans indicate that the development will provide no on-site parking. The census data for the Elson ward shows that car ownership comprises an average of 1.19 cars per household. The lack of on-site parking is therefore likely to result in overspill parking in the surrounding road network, to the detriment of local amenity. The fact the site is located adjacent to a bus stop is not an indicator of likely bus use and the applicant should provide evidence to justify the acceptability of a car free development. Such information has not been forthcoming and the proposal therefore conflicts with the Supplementary Guidance Note to Policy R/T11. The applicant has indicated the provision of three secure bicycle stores. Two of the stores are located hard up against the rear service road and due to the proposed siting for the refuse bins it is unlikely that they can be used efficiently without standing in the adopted highway. This is unacceptable in terms of highway and pedestrian safety and conflicts with the aims and objectives of Policy R/T11 of the Local Plan Review. The applicant has made no provisions for visitor cycle parking and there is little room on site to accommodate such facilities, contrary to R/T11.

7. As bats are a protected species and have been identified within 100 metres of the application site, they are a material consideration in determining this application. The applicant has not provided a bat survey in order for the Local Planning Authority to consider whether the proposed development will have a detrimental impact on the protected species or its habitat and so that appropriate conditions can be carried out where necessary. Therefore the proposal conflicts with Policy R/OS13 of the Local Plan Review.

8. 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 and transport and highway improvements, in accordance with Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposed development by reason of its high density constitutes an overdevelopment of the plot which will result in a poor quality of environment for the occupiers of the proposed. As such, it is contrary to Policy R/H4 of the Gosport Borough Local Plan Review.
2. The proposed development provides no provision for on-site car parking which will result in overspill car parking in the surrounding road network to the detriment of local amenity. No provision is made for visitor cycle parking. The proposal therefore conflicts with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.
3. The applicant has not submitted a bat survey and the Local Planning Authority are therefore unable to assess whether the proposed development is likely to have a detrimental impact on this protected species or its habitat. The proposal does not therefore comply with Policy R/OS13 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 07.
APPLICATION NUMBER: K10466/3
APPLICANT: Mr Richard Chambers
DATE REGISTERED: 26.06.2008

DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION, INTERNAL AND EXTERNAL ALTERATIONS TO PROVIDE 1ST AND 2ND FLOOR 1 BEDROOMED FLATS WITH ASSOCIATED PARKING AND AMENITY SPACE AND ERECTION OF SINGLE STOREY REAR EXTENSION (as amplified by e-mail received 28.07.08) (CONSERVATION AREA)
5 Stoke Road Gosport Hampshire PO12 1LT

The Site and the proposal

The application site is located on the southern side of Stoke Road, to the east of Henry Street. It is within the Stoke Road Conservation Area and Stoke Road District Shopping Centre. The application building is three storeys high and has been built from red brick under a tiled pitched roof with large sash windows fronting Stoke Road.

The building currently comprises an estate agent at ground floor level with a three bedroomed flat on the first and second floors. The applicant has indicated that the flat is currently vacant. To the rear of the site is a substantial flat roofed single storey extension which is currently used by the estate agency for storage purposes. Part of the store has been subdivided to provide a staff room and toilet.

The adjoining dwellings, numbers 3 and 7 Stoke Road are 3 storey properties and have substantial single storey flat roof elements on their rear elevations. Immediately to the rear of the site is Jamaica Place. This road provides access to a number of properties at the rear of the site, as well as the rear service areas of the premises fronting Stoke Road. The buildings in Stoke Road are of mixed design and many have converted their upper floors to provide living accommodation.

The applicant proposes to subdivide the existing three bedroomed flat to provide one bedroomed flats on the first and second floors. The flat roof element at the rear of the building will be demolished (with the exception of subdivided staff room) to provide space for a formal amenity area and two car parking spaces. One space is allocated for use by the estate agency with one space allocated for use by the proposed flats. A small flat roof extension will be erected on the eastern elevation of the retained staff room to provide facilities for the secure storage of bicycles. The cycle store will contain a set of double doors in the eastern elevation. Access to the flats will be from a new single door in the original rear elevation. All existing windows at the property are to be painted and repaired. Existing brick walls at the rear of the site (on the eastern and western boundaries) are to be retained.

Relevant Planning History

KA296 erection of illuminated shop sign permitted 12.01.62
K10466 change of use of ground floor from retail to office approved 20.05.80
K10466/1 change of use of first and second floors from residential to office and erection of ground floor extension for storage purposes approved 03.08.83
K10466/2 conversion of first and second floor offices into 2no. flats, erection of 3 storey rear extension and alterations to ground floor storage area withdrawn 14.11.03
L99 Section 191 Application - use of ground floor as an estate agent (Use Class A2) (Conservation Area) pending decision.

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/S7
 Use of Upper Floors
 R/T2
 New Development
 R/T11
 Access and Parking
 R/DP3
 Provision of Infrastructure, Services and Facilities
 R/OS8
 Recreational Space for New Residential Developments
 R/T4
 Off-site Transport Infrastructure
 R/H7
 Conversion and Sub-division of Properties to Provide Residential Accommodation or Residential Institutions

Consultations

Building Control	Access for fire brigade is acceptable. Some minor internal alterations may be necessary to meet requirements.
The Gosport Society	no objection
Environmental Health (Pollution & Environment)	no objection
Streetscene (Waste & Cleansing)	1x140 litre domestic and 1x140 litre recycling bin required for each flat. Bins would require placing out on adjacent highway for collection from Jamaica Place.
Local Highway Authority	Due to town centre location, level of parking provided is acceptable.

Response to Public Advertisement

nil

Principal Issues

1. The application site is located within the Urban Area Boundary and therefore 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 existing single storey flat roof extension at the rear of the site does not contribute the character or appearance of the Conservation Area and has no historic interest or value. As such, its demolition complies with Policy R/BH2 of the Local Plan Review. The main issues in this case therefore are the acceptability of the principle of residential development within the defined shopping area, the density of the proposed scheme, whether the development will preserve or enhance the character and appearance of the

Stoke Road Conservation Area, the impact on the amenities of the adjoining and prospective occupiers and the provision of car and cycle parking, refuse storage facilities, open space and transport and highway improvements.

2. The proposed development will result in a density of 111 dwellings per hectare (dph) which exceeds the suggested density range of 30-50 dph as set out in Policy R/H4 of the Local Plan Review. However, this is considered acceptable in a district centre with its good links to public transport and a wide range of services. The rear of the site is currently poorly maintained and is not required for retail use. The first and second floors are already allocated for residential use and the creation of 2 one bedroomed flats will not compromise the retail function of the town centre. The ground floor estate agent will retain its own separate and independent access and will be continued to be serviced from the front of the site. The proposed development will not therefore result in inferior servicing arrangements. In light of the above, the development complies with Policies R/H4, R/S7 and R/T2 of the Local Plan Review.

3. Many shops in Stoke Road have upper floors converted to provide living accommodation. The proposed development is therefore reflective of the established pattern of development in the locality. The internal alterations are compatible with the design of this Georgian building and therefore the development complies with Policy R/H7 of the Local Plan Review.

4. The proposal to paint and repair the existing windows will improve the overall appearance of the building. The single storey bicycle store at the rear of the site is of limited dimensions and will preserve the character and appearance of the Conservation Area. In order to subdivide the property, the applicant proposes some minor internal alterations. Although not Listed, the property dates back to the Georgian period and is likely to contain a number of internal features of historic value. A condition will therefore require the submission of a methodology for the identification and retention of internal historic features prior to the commencement of work. This will ensure the special character of the building is preserved. Subject to the above condition the proposal complies with Policies R/DP1, R/DP7 and R/BH1 of the Local Plan Review.

5. The proposed bicycle store will not have a detrimental impact on the amenities of adjoining or prospective occupiers and as no new windows are proposed there will be no impact in terms of privacy. The proposed car parking spaces are positioned away from the rear windows at numbers 3 and 7 and will not be detrimental to the amenities of the occupiers of these buildings in terms of noise disturbance and fumes. In light of the above, the proposed development will not have a detrimental impact on the living conditions of existing or prospective occupiers and accords with Policies R/DP1 and R/DP7 of the Local Plan Review.

6. The proposed development provides 2 car parking spaces, one allocated for use by the proposed flats and one allocated for use by the estate agency. The spaces afford safe and convenient access and are of sufficient length to ensure a vehicle is able to park without overhanging the adjacent public highway. The applicant has indicated that car ownership within the Town ward averages 0.73 cars per household with less than a third of households owning two or more vehicles. In light of this, and due to the town centre location, I consider the provision of a single parking space sufficient to meet the likely demands created by 2 one bedroomed flats. Adequate provision has been made for the secure storage of bicycles and whilst the applicant has not indicated siting for visitor cycle parking or refuse bins, there is adequate space within the rear patio area to accommodate these facilities. The details of such provisions should be secured by condition. A small area of amenity space is provided at the rear of the property and as the site is located adjacent to a number of public parks this is appropriate in this location. In light of the above, the proposed development complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

7. 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 and transport and highway improvements, in accordance with Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to a Section 106 agreement relating to

1. The payment of a commuted sum towards the provision and/or improvement of outdoor playing space.
2. The payment of a commuted sum towards transport infrastructure, services and facilities

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed development is acceptable in this location. Due to its appropriate design, density and layout, the proposed development will preserve the character and appearance of the Stoke Road Conservation Area. It will not have a detrimental impact on the amenities of neighbouring or prospective occupiers. Adequate provision is made for car parking, open space, cycle and refuse storage. As such, the development complies with Policies R/DP1, R/DP, R/BH1, R/H4, R/S7, R/T2, R/T11, R/OS8, R/DP3 and R/T4 of the Gosport Borough Council 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. Samples of the surface material of the patio shall be submitted to, and approved by, the Local Planning Authority before any works to the patio is commenced, and the development shall thereafter be constructed in accordance with the approved details.

Reason - In the interests of amenity, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

3. Details of the proposed secure cycle storage and visitor cycle parking facilities, including samples of materials 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 carried out in accordance with the approved details.

Reason - Such details have yet to be submitted and in order to ensure that adequate cycle storage is provided in compliance with Policy R/T11 of the Gosport Borough Local Plan Review.

4. Details of the facilities for the storage of refuse for removal from the premises shall be submitted to, and approved by, the Local Planning Authority before works commence. The development shall thereafter be carried out in accordance with the approved details.

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. The development hereby permitted shall not be brought into use until the car parking spaces have been provided and the spaces shall be surfaced and subsequently retained and kept available at all times for these purposes in accordance with a scheme submitted to and 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 Policies R/T2 and R/T11 of the Gosport Borough Local Plan Review.

6. Details of the external refurbishment works, including the colour and texture of the paint 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 carried out in accordance with the approved details.

Reason - Such details have yet to be submitted and in order to preserve the historic appearance of the building and the character and appearance of the Stoke Road Conservation Area in accordance with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

7 A methodology for the identification and retention of internal historic features shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works. The works shall be carried out in accordance with the approved methodology.

Reason - To ensure the special character of the late Georgian building is retained and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.