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Monday, 4 February 2008

S U M M O N S

MEETING: Regulatory Board
DATE: 12 February 2008
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Joe Martin

Please Note: A site visit has been arranged for 10am at Anglesey Hotel, 24 Crescent Road on the morning of the meeting.

BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Davis (Chairman)
Councillor Train (Vice Chairman)

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

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

FIRE PRECAUTIONS

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

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

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

IMPORTANT NOTICE:

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

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

NOTE:

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

AGENDA
PART A ITEMS

Recommended
Minute Format

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

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

3. MINUTES OF THE MEETING OF THE BOARD HELD ON
15 JANUARY 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 February 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 February 2008).

6. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 –57/1)*

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 JANUARY 2008

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

131 APOLOGIES

Apologies for inability to attend the meeting were received on behalf of the Mayor and Councillors Allen, Cully and Foster.

132 DECLARATIONS OF INTEREST

- Councillor Ward declared a Personal and Prejudicial interest in item 7/02 (Land Adjacent to 90 Green Crescent)
- Councillors Carter, Taylor and Ward declared Personal and Prejudicial interests in item 7/11 (Court Barn, Court Barn Lane, Lee)

133 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 11 December 2007 be approved and signed by the Chairman as a true and correct record.

134 DEPUTATIONS

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

- Item 7/01 – K17320/1 – Land Adjacent to Huhtamaki
- Item 7/02 – K17387 – Land Adjacent to 90 Green Crescent
- Item 7/03 – K8699/2 – 1 Little Green
- Item 7/05 – K5744/16 – 24 Cresecent Road
- Item 7/07 – K5744/18 – Anglesey Hotel, 24 Crescent Road
- Item 7/10 – K17464 – 13 Bentham Road

135 PUBLIC QUESTIONS

No public questions had been received.

PART II

136 THE STANDARD APPLICATION FORM AND VALIDATION OF PLANNING APPLICATIONS: PROPOSED LOCAL LIST OF REQUIREMENTS

Members considered the report of the Development Services Manager (a copy of which is attached in the Minute Book as Appendix 'A') which recommended that the proposed list of documents required by Gosport Borough Council for the validation of planning applications as set out in Appendix A to the Manager's report be adopted for Development Control purposes. A consultation had been undertaken during the six weeks between 22 October and 10 December 2007. In the light of government issued guidance and comments received the 'Local List' had been finalised and was now before Members of the Board for consideration and determination. The new arrangements would apply from 6 April 2008 when use of the standardised national planning application form would become mandatory.

RESOLVED: That the proposed list of documents required for the validation of planning applications, as set out in Appendix A of the Manager's report, be adopted for Development Control purposes.

137 REPORT OF THE DEVELOPMENT SERVICES MANAGER

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

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

138 K17440 - ERECTION OF 3 STOREY NURSING HOME AND 3 STOREY HEALTH RELATED OFFICE BUILDING WITH ASSOCIATED ACCESS AND PARKING (as amended by information received 26.10.07, plans received 28.11.07 and information and plans received 4 January 2008) Land Adjacent To Huhtamaki Rowner Road Gosport Hampshire PO13 0PR

It was noted that Members had attended an informal site visit.

Mr Meek, Highwood Group, was invited to address the Board in support of the application. Mr Meek's primary concerns were to allay fears that there was not adequate provision for parking and to give an overview of why the Nursing Home was required in the area. The parking requirement set by Traffic Management had been met and the site was in an accessible location with excellent public transport links. A green travel plan had also been agreed and would be implemented in due course. Mr Meek referred to the increasing numbers of elderly and retired people in the surrounding area and the need to house the growing numbers in suitable modern accommodation. He concluded by stating the main reasons for supporting the development: a state of the art campus; a planning compliant site in an ideal busy location; an accessible site; opportunities for the local workforce; the benefits of care provided by a PLC; that 85% of beds would be placed with NHS services; that *circa* 120 jobs would be created and the suitability of the flagship modern design of the

proposal.

It was clarified that the plans had been amended to provide 27 car parking spaces, 5 more than previously proposed.

RESOLVED: That application K17440 – Land Adjacent To Huhtamaki, Rowner Road, Gosport be approved subject to the provision of a Section 106 Agreement relating to the payment of a commuted sum towards the improvement of public transport and cycling facilities and the restriction of the use of the office to health and community facility provision, and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location and will not be detrimental to the character and appearance of the street scene or amenities of adjoining occupiers. The proposed landscaping will encourage biodiversity and the design incorporates energy efficiency features. Measures have been put in place to ensure the safety and convenience of pedestrians and encourage other methods of transport than the private car. As such the proposal complies with Policies R/CF4, R/DP1, R/DP6, R/T3, R/T4, R/T5, R/T10, R/T11, R/ENV14, R/OS14, R/EMP6 and R/H8 of the Gosport Borough Local Plan Review.

**139 K14416/1 - ERECTION OF TWO PAIRS OF SEMI-DETACHED DWELLINGS (as amended by plans received 23.11.07)
Land Adjacent To 90 Green Crescent Gosport Hampshire**

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

It was noted that Members had attended an informal site visit. Members were informed that 90 Green Crescent was in fact to the south of the site rather than the north as was stated in paragraph 2 of the report of the Development Services Manager.

Mr Simpson, 88 Green Crescent, was invited to address the Board in objection to the proposal. Mr Simpson explained that he had lived in Green Crescent for 7 years and that what had attracted him to this quiet corner of the area was that it was off the beaten track and had 2 car parking spaces. He had been informed by estate agents that his property would be devalued if the proposed development was approved. He believed that 2 spaces were now needed per family, rather than the 1.3 spaces recommended in 1982. With regard to the 2 metre boundary wall to be erected and the extent of the development, Mr Simpson felt that the foundations of his house would be at risk and that the sewer would not have the capacity to cope with an additional 4 properties. Mr Simpson was aggrieved as he felt he had not been consulted or informed of the proposal in the correct manner. He added that he agreed the area was untidy and had tried to get the landlord to rectify this, but the garages were well used and there were good reasons to refuse the application.

Officers explained the processes by which residents were informed of planning applications,

and the various circumstances in which certain methods of consultation were appropriate. The same procedures had been in place in the Borough for a long time and were recognised nationally as the ideal approach.

Members expressed their sympathy with Mr Simpson that his property is at risk of devaluation, but understood that this was not a planning issue and therefore not a reason they could use to refuse the application.

RESOLVED: That planning application K14416/1 – Land Adjacent To 90 Green Crescent, Gosport be approved subject to the provision of a Section 106 Agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase 2004 and all other material considerations, the proposal is at an acceptable density and will provide a sympathetic development in this area and will not have a detrimental impact on the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, car and cycle parking and refuse storage. As such the development complies with Policies R/DP1, R/DP6, R/H4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review

140 K8699/2 – RETENTION OF EXISTING WORKS AND FURTHER WORKS TO EXTENSIONS AND CONVERSION TO FORM TWO TERRACED HOUSES, ONE WITH 4no. BEDROOMS AND ONE WITH 2no. BEDROOMS (ADJOINING CONSERVATION AREA) (as amended by plans received 17.08.07 and by plans and Design and Access Statement received 28.11.07)
1 Little Green Gosport Hampshire PO12 2EU

Mr Redpath, 40 Little Green, was invited to address the Board in objection to the proposal. Mr Redpath expressed his concern that a Section 106 Agreement, the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, was required in order for the application to be approved.

Officers explained that there was nothing unusual or untoward in Local Planning Authorities assessing an application and deciding that certain planning issues such as open space criteria were not satisfactory and unless overcome by a planning obligation the proposal would be refused. The power to require planning issues to be overcome by financial payments had been excisable by Local Planning Authorities since 1972. Members of the public should be reassured that the Board regularly approved applications subject to the completion of a Section 106 Agreement and that it was common practice throughout the country and specified in legislation.

Mr Robert Tutton, the planning agent representing the applicant, was invited to address the Board in support of the application. He stated that the site was in an accessible location and close to Alverstoke Village. The current density of the site was 17 dwellings per hectare (dph) and would increase to 33dph, well within the requirements made in the Gosport Borough Local Plan Review. He believed that the proposal represented a good use of space

and was of a sympathetic design. Mr Tutton referred to Policies contained in the Local Plan and comments made by the Traffic Management section to support his view that the application should be approved. He had read the letters of representation submitted by residents and was satisfied that the character of the proposal was in keeping with the area, that there would be no loss of amenities to residents and that there was no risk of flooding at the location.

Members were unhappy that the works had not been carried out as originally agreed, but appreciated that they had to assess the application as it was before them now.

RESOLVED: That planning application K8699/2 – 1 Little Green, Gosport be approved subject to the provision of a Section 106 Agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in principle this location. It is of an appropriate design and will not have a detrimental impact on the character and appearance of the adjoining Conservation Area, street scene, amenities of existing, adjoining or prospective residents or highway safety. Adequate provision is made for access, car parking, cycle parking, refuse storage and open space. As such the proposal complies with Policies R/DP1, R/DP7, R/BH1, R/H4, R/H7, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**141 K2576/5 – DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2.5 STOREY BUILDING COMPRISING 8NO.2 BED FLATS WITH ASSOCIATED PARKING, CYCLE AND REFUSE FACILITIES
38 - 40 High Street Lee-On-The-Solent Hampshire PO13 9BZ**

Members were informed that amended plans had been received on 13 January 2008.

Members discussed the comments made by the Traffic Management section and asked whether a condition could be implemented to ensure that details of the lighting for the car park area could be submitted to the Council before commencement of any works.

RESOLVED: That planning application K2576/5 – 38 - 40 High Street, Lee-On-The-Solent be approved subject to the provision of a Section 106 Agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space and subject to the conditions set out in the report of the Development Services Manager, for the following reason:

- i. That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location and will not adversely impact on the character and appearance of the area, the amenities of adjoining occupiers or highway safety. Appropriate provision has been made for parking of vehicles, cycle storage, refuse

storage, amenity and open space and consideration of energy efficiency and use of renewables. As such the proposal complies with Policies R/DP1, R/H4, R/T11, R/ENV14, R/ENV15 and R/OS8 of the Gosport Borough Local Plan Review.

Additional condition

Details of the lighting for the car parking area shall be submitted to and approved by the Local Planning Authority in writing and shall be provided as approved before the development is first brought into use.

Reason – In the interests of the amenity of the area and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

142 K5744/16 – RETENTION OF SINGLE STOREY REAR EXTENSION, EXTERNAL STAIRCASE AND 3NO. CONDENSER UNITS (AMENDMENTS TO CONSENT K5744/13) AND FURTHER WORKS FOR THE INSTALLATION OF A DOOR IN THE REAR ELEVATION OF THE MAIN BUILDING AND RETENTION OF BOUNDARY GATES (LISTED BUILDING IN CONSERVATION AREA) (as amended by plans received 20.07.07)

24 Crescent Road Gosport Hampshire PO12 2DH

Members were advised that an additional letter of objection had been received which stated that the objector's original comments remained relevant.

Mr Holley was invited to address the Board in objection to the application. He was concerned that the fire escape had been permitted to run the entire length of the new extension and that the views of the Conservation Officer had not been taken into account. He stated that the assessment of the effect on 23 Crescent Road was in error and asked that Members visit the site in order to judge the impact for themselves. Mr Holley also stressed that he agreed with officers that the noise from the 2 original condenser units was acceptable, but that a third had since been added and that he was now experiencing intermittent, obtrusive noise.

Members felt a site visit would be appropriate in order to assess the impact of the fire escape and additional condenser unit on the amenities of nearby residents. It was agreed that Members would assess the four applications related to this site that had come before the Board at this meeting. Members were also of the opinion that additional advice was required from the Traffic Management section in order to assess the traffic impact on St Marks Road and Crescent Road, paying particular attention to the amount of parking available to hotel customers.

RESOLVED: That planning application K5744/16 – 24 Crescent Road, Gosport be deferred for a site visit.

- 143 K5744/17 - LISTED BUILDING APPLICATION - RETENTION OF SINGLE STOREY REAR EXTENSION, EXTERNAL STAIRCASE AND 3NO, CONDENSER UNITS (AMENDMENTS TO L.B. CONSENT K5744/14) AND FURTHER WORKS FOR THE INSTALLATION OF A DOOR IN THE REAR ELEVATION OF THE MAIN BUILDING AND RETENTION OF BOUNDARY GATES (CONSERVATION AREA) (as amended by plans received 20.07.07)
24 Crescent Road Gosport Hampshire PO12 2DH**

RESOLVED: That planning application K5744/17 – 24 Crescent Road, Gosport be deferred for a site visit.

- 144 K5744/18 - ALTERATIONS AND EXTENSION TO EXISTING HOTEL TO PROVIDE DISABLED ACCESS VIA PASSENGER LIFT AND ADDITIONAL BEDROOM ACCOMMODATION (LISTED BUILDING IN CONSERVATION AREA) (as amended by plans and Design and Access Statement received 28.11.08)
Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH**

Members were informed that a BRE Digest 209 test had been undertaken and had now been received by the Council. The BRE test would assist Members in determining the impact on light to neighbouring properties as a result of the new development.

RESOLVED: That planning application K5744/18 – Anglesey Hotel, 24 Crescent Road, Gosport, be deferred for a site visit.

- 145 K5744/19 - LISTED BUILDING APPLICATION - ALTERATIONS AND EXTENSION TO EXISTING HOTEL TO PROVIDE DISABLED ACCESS VIA PASSENGER LIFT AND ADDITIONAL BEDROOM ACCOMMODATION (CONSERVATION AREA) (as amended by plans and Design and Access Statement received 28.11.07)
Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH**

RESOLVED: That planning application K5744/19 – Anglesey Hotel, 24 Crescent Road, Gosport be deferred for a site visit.

- 146 K7155/4 - ERECTION OF SINGLE STOREY SIDE/REAR EXTENSION
12 Gull Close Gosport Hampshire PO13 0RT**

RESOLVED: That planning application K7155/4 – 12 Gull Close, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason:

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

**147 K17464 - ERECTION OF FIRST FLOOR REAR EXTENSION (as amended by plans received 3.12.2007)
13 Bentham Road Gosport Hampshire PO12 2HN**

Mr Webb, 11 Bentham Road, was invited to address the Board in objection to the application. Mr Webb explained that his main objections were that of loss of light to his property; the mass of the brick wall that would protrude into the garden and further restrict light; the demolition of the existing one storey extension in favour of the proposed two storey; the increased size in footprint of the extension as a result of starting afresh and not building a second storey on top of the existing extension; that a precedent would be set for two storey extensions in the area and that the extension would also be out of character.

Mr Harper, 15 Bentham Road, was invited to address the Board in objection to the application. A digitally altered photograph was circulated to Members to show how Mr Harper expected the proposed extension to look once completed. Mr Harper felt that the report did not reflect concerns about the close proximity of the proposed extension to his property, as expressed in his letter of representation. The report stated that 'Party wall issues are not material planning considerations', but Mr Harper explained that he could rather have used the term 'boundary wall' in his letter and that the concern was that the extension would be overbearing in terms of size and proximity, which he believed were material planning considerations. Mr Harper raised other concerns, which were as follows: that the design of the proposal would be out of character with the surrounding area, and highly prominent; that there would be a significant loss of light and outlook contrary to Policy R/DP7 of the Gosport Borough Local Plan Review and that the length of the extension would be 40% over and above the existing footprint. He also referred to a comment in the report of the Development Services Manager which stated that the development's 'subservient hipped roof reduces its overall mass and therefore its potential to overshadow', but Mr Harper felt that the important issue was that there was no separation distance between his property and the proposed extension, which was contrary to Policy R/DP7 of the Local Plan. Mr Harper asked that Members visit the site to more accurately judge the scale and design of the proposal.

Mr Tutton, planning agent, was invited to address the Board in support of the application. Mr Tutton began by clarifying the size and scale of the proposed extension as well as separation distances. He stated that as the loss of light to 15 Bentham Road was to the bedroom, this was not a valid reason for refusal and as the windows in the extension looked down the garden there would not be any loss of privacy to neighbours. Mr Tutton was satisfied that the development would not cause undue overshadowing and that there would be no loss of amenities to neighbours having ensured adequate separation distances were in place and making good use of the space available.

Members were concerned that there would be a significant loss of light and amenities to neighbouring properties. It was moved that the application should be refused as it would cause significant harm to the character of the surrounding area, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review, and be inappropriate to the existing building and neighbouring properties, contrary to Policy R/DP7 of the Local Plan; a vote was taken on the proposal and the application was refused.

RESOLVED: That planning application K17464 – 13 Bentham Road, Gosport be refused for the following reason:

- i. The proposed first floor extension rear extension by reason of its depth, siting, height and overall mass constitutes an alien form of development which has a detrimental impact on the character and appearance of the area and the amenities of the occupiers of the adjoining dwellings. As such, it would be contrary to Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review

**148 K5353/17 - CHANGE OF USE FROM CLUB PREMISES AND ANCILLARY FLAT TO MIXED USE OF CLUB PREMISES AND FIRST FLOOR FINANCIAL AND PROFESSIONAL SERVICES OFFICE (CLASS A2) (LISTED BUILDING)
Court Barn Court Barn Lane Lee-On-The-Solent Hampshire PO13 9NZ**

Note: Councillors Carter, Taylor and Ward declared Personal and Prejudicial interests in this item, left the room and took no further part in the discussion or voting thereon.

Members felt that the loss of residential accommodation to facilitate a self contained Class A2 office went against policies contained in the Gosport Borough Local Plan Review. It was moved that the application should be refused as it would be contrary to Policy R/H6 of the Gosport Borough Local Plan Review; a vote was taken on the proposal and the application was refused.

RESOLVED: That planning application K5353/17 – Court Barn, Court Barn Lane, Lee-On-The-Solent be refused for the following reason.

- i. The proposal would introduce a commercial use in an unsustainable location and would result in the loss of a residential unit and would therefore have an adverse effect on the character of the area contrary to Policy R/H6 of the Gosport Borough Local Plan Review.

The meeting commenced at 6pm and concluded at 7.15pm

CHAIRMAN

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

12th February 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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02.	6-8	K5744/17	24 Crescent Road Gosport Hampshire PO12 2DH	Grant Listed Building Consent
03.	9-15	K5744/18	Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH	Grant Permission
04.	16-21	K5744/19	Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH	Grant Listed Building Consent
05.	22-27	K12110/1	82 -84 Priory Road Gosport Hampshire PO12 4LG	Refuse
06.	28-31	K8831/23	Anglesey Lodge Anglesey Road Gosport Hampshire PO12 2DX	Refuse
07.	32-36	K17477	Land At HMS Daedalus Lee-On-The-Solent Hampshire PO13 9YA	Grant Permission
08.	37-40	K16756/1	154 (Site A) Fareham Road Gosport Hampshire PO13 0AU	Grant Permission
09.	41-44	K9356/1	116 - 118 Priory Road Gosport Hampshire PO12 4LQ	Refuse
10.	45-49	K17348/1	77A Clayhall Road Gosport Hampshire PO12 2AH	Grant Permission
11.	50-52	K12222/2	13 Ford Road Gosport Hampshire PO12 3ET	Grant Permission
12.	53-55	K6290/7	Russell Churcher Court / Goyda House Melrose Gardens Gosport Hampshire PO12 3BE	Grant Permission
13.	56-57	K6607/11	Alverbank Country House Hotel Stokes Bay Road Gosport Hampshire PO12 2QT	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K5744/16
APPLICANT: Raymond Bezani
DATE REGISTERED: 05.10.2006

RETENTION OF SINGLE STOREY REAR EXTENSION, EXTERNAL STAIRCASE AND 3NO. CONDENSER UNITS (AMENDMENTS TO CONSENT K5744/13) AND FURTHER WORKS FOR THE INSTALLATION OF A DOOR IN THE REAR ELEVATION OF THE MAIN BUILDING AND RETENTION OF BOUNDARY GATES (LISTED BUILDING IN CONSERVATION AREA) (as amended by plans received 20.07.07)
24 Crescent Road Gosport Hampshire PO12 2DH

The Site and the proposal

This application was considered by the Regulatory Board at the meeting on 15 January 2008 when Members resolved to defer it for a site visit.

The Anglesey Hotel is located on the northern side of Crescent Road at the junction with St Mark's Road within the Anglesey Conservation Area. It is a four storey building that steps down in height to the rear and has painted stucco walls. It forms the south eastern end of a curved terrace of Grade II Listed Buildings and dates from the 1830's.

The main entrance to the hotel is situated along the back edge of the pavement fronting onto St Mark's Road as is a door providing access to the bar area located to the rear of the premises. To the rear of the building there was a pedestrian gate providing access to the rear yard and garden adjacent to a block of single storey garages. At the back of the building there is a flat roofed brick built extension which steps down to a recently approved and constructed matching brick built flat roofed extension providing a cold store, an extension to the adjacent hotel kitchen. On the top of these extensions there is a black painted metal fire escape staircase which replaced an earlier timber construction. On the roof at the southern end of the new extension positioned over 2 metres from the neighbouring boundary there are two purpose designed condenser units used to chill the cold store and existing beer cellar. A further condenser unit has also been installed on the rear elevation of the original flat roofed extension.

Listed Building consent and planning permission have been granted for a rear extension and external staircase but there are discrepancies between the approved plans and the works that have been carried out. The fire escape staircase was not built in the approved location, condenser units have been added to the roof of the extension, and the window and door detailing on the north and east elevations differ. Subsequent negotiations with the applicant have resulted in the metal staircase being moved away from the neighbour's boundary to the position originally approved. This planning application and associated Listed Building application have been submitted for the retention of these works. In addition it is proposed to insert a four panel door in the north rear elevation to the existing toilet area serving the bar. On the eastern boundary between the toilet area and block of garages a single pedestrian gate and treble folding gates have been installed. The gates are inward opening timber braced with vertical boarding and edgings to the street elevation and painted black. This application also seeks retrospective consent for these works.

Relevant Planning History

K5744/13 - erection of single storey rear extension and replacement external staircase (Listed Building in Conservation Area) permitted 03.05.05.

K5744/14 - Listed Building application - erection of single storey rear extension and replacement external staircase (Conservation Area) permitted 03.05.05.

K5744/17 - current Listed Building application for the same works submitted by the same applicant.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/ENV10

Noise Pollution

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/BH1

Development in Conservation Areas

R/BH3

Development Affecting Listed Buildings

Consultations

The Gosport Society

no objection

Building Control

no objection, the fire escape arrangements are satisfactory.

Environmental Health (Commercial)

No objection, the existing condenser units do not cause a noise nuisance as discussed and agreed with the occupier of 23 Crescent Road. Following comments made at the meeting of the Regulatory Board on 15 January 2008 a further visit has been made to the site. The single storey rear extension has 2 heat exchanger units situated on it. One controls the temperature of the chilled food preparation room adjacent to the kitchen beneath, the other controls the temperature of the beer cooler in the beer cellar. An additional unit is fixed to the rear main wall of the wing addition building, this unit cools the temperature of the beer cellar itself. At the time of the visit the units were in operation and I can confirm that in my opinion the levels of noise emitting from the units would not constitute a nuisance to adjoining properties.

Response to Public Advertisement

2 letters of objection to original proposal and subsequent further comments

Issues raised: an outside catering business is operated from the premises and commercial vehicles are kept on site and there are loading and unloading activities relating to this business; parking problems in the area are exacerbated by 'hotel' vehicles; this use of the premises should be investigated; fire escape has been rerouted and extended to the detriment of adjoining properties; loss of amenity due to views of the staircase from the adjoining garden and rear windows located in 23 Crescent Road; no objection relative to noise generation from the condenser units however a recent noise has been noticed.

Principal Issues

1. The planning history of the premises show that it has been in use at least since the early 1950s as a hotel with a restaurant and bar that are available to non residents. The existing kitchen and cold store are used for the preparation of food for the hotel, restaurant and those wishing to eat in the bar. The operation of an external catering business using the kitchen and cold room has been investigated and found to be ancillary to the main use of the premises as a hotel and bar and does not amount to a material change of use requiring planning consent. Any vehicles can legally park on the adjacent public highway. Should there be an obstruction caused then this would be a matter for the police to deal with. Therefore the main issues in this case are the acceptability of the design of the proposal, whether it will preserve or enhance the character and appearance of the Conservation Area and the impact on the historic and architectural character and appearance of this listed building and its setting and the amenities of the neighbouring residents.
2. The extension is constructed from matching brick and its simple design and mass fits in well with the older flat roofed element at the rear of the building. The details of the timber doors and windows, which are painted white, are acceptable in design terms. The black painted fascias also help blend in the extension to its surroundings. The door to be installed in the rear elevation to the main building is to be of a four panel design which is appropriate for this building and will reflect the design of the doors in the recent extension. A condition is proposed ensuring it is constructed in timber and painted white so as to match others in the building. The robust style and design of the timber gates are also appropriate to a building of this age and acceptable in design terms. The simple design of the staircase is appropriate for its purpose and appears as a lighter structure in comparison to the original timber staircase. The fact that it is painted black helps to reduce its impact in visual terms. As such the development enhances the setting of the Listed Building and the character of the Conservation Area and complies with Policy R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.
3. In terms of its location and scale the extension is similar to that previously approved and will have no greater impact on the amenity of neighbouring residents. Now that the fire escape has been moved back to its originally approved location 1.2 metres away from the neighbour's boundary it is acceptable in terms of design. Moreover it is now less visible and evident when viewed from the adjoining property and therefore is not so close as to unreasonably affect the outlook and privacy of the neighbour. The condenser units are small in scale and partially screened by the staircase and their operation does not cause a noise nuisance to adjoining residents. The development therefore complies with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. It is of an appropriate design, does not have any detrimental impact on this Listed Building or its setting or the amenities of neighbouring residents and will enhance the character and appearance of the Conservation Area. As such the development complies with Policies R/DP1, R/DP7, R/BH1, R/BH3 and R/ENV10 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The four panel door to be installed in the rear elevation of the main building hereby approved shall be constructed in timber and painted white within one month of installation and be retained in that condition.

Reason - To maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K5744/17
APPLICANT: Mr Raymond Bezani
DATE REGISTERED: 05.10.2006

LISTED BUILDING APPLICATION - RETENTION OF SINGLE STOREY REAR EXTENSION, EXTERNAL STAIRCASE AND 3NO, CONDENSER UNITS (AMENDMENTS TO L.B. CONSENT K5744/14) AND FURTHER WORKS FOR THE INSTALLATION OF A DOOR IN THE REAR ELEVATION OF THE MAIN BUILDING AND RETENTION OF BOUNDARY GATES (CONSERVATION AREA) (as amended by plans received 20.07.07)
24 Crescent Road Gosport Hampshire PO12 2DH

The Site and the proposal

This application was considered by the Regulatory Board at the meeting on 15 January 2008 when Members resolved to defer it for a site visit.

The Anglesey Hotel is located on the northern side of Crescent Road at the junction with St Mark's Road within the Anglesey Conservation Area. It is a four storey building that steps down in height to the rear and has painted stucco walls. It forms the south eastern end of a curved terrace of Grade II * Listed Buildings and dates from the 1830's.

The main entrance to the hotel is situated along the back edge of the pavement fronting onto St Mark's Road as is a door providing access to the bar area located to the rear of the premises. To the rear of the building there was a pedestrian gate providing access to the rear yard and garden adjacent to a block of single storey garages. At the back of the building there is a flat roofed brick built extension which steps down to a recently approved and constructed matching brick built flat roofed extension providing a cold store, an extension to the adjacent hotel kitchen. On the top of these extensions there is a black painted metal fire escape staircase which replaced an earlier timber construction. On the roof at the southern end of the new extension positioned over 2 metres from the neighbouring boundary there are two purpose designed condenser units used to chill the cold store and existing beer cellar. A further condenser unit has also been installed on the rear elevation of the original flat roofed extension.

Listed Building consent and planning permission have been granted for a rear extension and external staircase but there are discrepancies between the approved plans and the works that have been carried out. The fire escape staircase was not built in the approved location, condenser units have been added to the roof of the extension, and the window and door detailing on the north and east elevations differ. Subsequent negotiations with the applicant have resulted in the metal staircase being moved away from the neighbour's boundary to the position originally approved. This Listed Building and associated planning application have been submitted for the retention of these works. In addition it is proposed to insert a four panel door in the north rear elevation to the existing toilet area serving the bar. On the eastern boundary between the toilet area and block of garages a single pedestrian gate and treble folding gates have been installed. The gates are inward opening timber braced with vertical boarding and edgings to the street elevation and painted black. This application also seeks retrospective consent for these works.

Relevant Planning History

K5744/13 - erection of single storey rear extension and replacement external staircase (Listed Building in Conservation Area) permitted 03.05.05.

K5744/14 - Listed Building application - erection of single storey rear extension and replacement external staircase (Conservation Area) permitted 03.05.05.

K5744/16 - current planning application for the same works submitted by the same applicant.

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/BH3
Development Affecting Listed Buildings

Consultations

The Georgian Group	no response
The Victorian Society	no response
Society For The Protection Of Ancient Buildings	no response
Ancient Monument Society	no response
Council For British Archaeology	no response
The Gosport Society	no objection

Response to Public Advertisement

2 letters of objection to original proposal and subsequent further comments

Issues raised: an outside catering business is operated from the premises and commercial vehicles are kept on site and there are loading and unloading activities relating to this business; parking problems in the area are exacerbated by 'hotel' vehicles; this use of the premises should be investigated; fire escape has been rerouted and extended to the detriment of adjoining properties; loss of amenity due to views of the staircase from the adjoining garden and rear windows located in 23 Crescent Road; no objection relative to noise generation from condenser units however a recent noise has been noticed.

Principal Issues

1. The only issues in this case are the impact of the proposal on the historic and architectural character and appearance of this Grade II* Listed Building and its setting. The other issues raised by objectors have been assessed in relation to the associated planning application.
2. The extension is constructed from matching brick and its simple design and mass fits in comfortably with the older flat roofed element at the rear of the building. The details of the timber doors and windows, which are painted white, are acceptable in design terms and the black painted fascias help to blend in the extension to its surroundings and ensure that it enhances the setting of the Listed Building. The simple design of the staircase is appropriate for its purpose and appears as a lighter structure in comparison to the original timber staircase. In addition the fact that it is painted black helps to reduce its impact in visual terms so as not to be detrimental to the appearance of the Listed Building. Similarly the condenser units by reason of their size and partial screening by the adjacent staircase are not detrimental to the appearance of the Listed Building.
3. The door to be installed in the rear elevation to the main building is to be of a four panel design which is appropriate for this building and will reflect the design of the doors in the recent extension. A condition is proposed ensuring it is constructed in timber and painted white so as to match others in the building.
4. The robust style and design of the timber gates are also appropriate to a building of this age and acceptable in design terms and their impact on its setting.

RECOMMENDATION:

That the Secretary of State be advised that the Borough Council is minded to grant Listed Building Consent for the following reason:-

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development does not have any detrimental impact on this Listed Building or its setting. As such the development complies with Policy R/BH3 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The four panel door to be installed in the rear elevation of the main building hereby approved shall be constructed in timber and painted white within one month of installation and be retained in that condition.

Reason - To maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K5744/18
APPLICANT: Mr Ray Bezani
DATE REGISTERED: 10.05.2007

ALTERATIONS AND EXTENSION TO EXISTING HOTEL TO PROVIDE DISABLED ACCESS VIA PASSENGER LIFT AND ADDITIONAL BEDROOM ACCOMMODATION (LISTED BUILDING IN CONSERVATION AREA) (as amended by plans and Design and Access Statement received 28.11.08 and amplified by letter dated 11.01.08 and plan received 11.01.08)

Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH

The Site and the proposal

This application was considered by the Regulatory Board at the meeting on 15 January 2008 when Members resolved to defer it for a site visit.

The Anglesey Hotel is located on the northern side of Crescent Road at the junction with St Mark's Road within the Anglesey Conservation Area. It is a four storey building that steps down in height to the rear and has painted stucco walls. It forms the south eastern end of a curved terrace of Grade II * Listed Buildings and dates from the 1830's. The Hotel has an existing extension dating to the later 19th Century that appears to have been remodelled in the early 20th Century with a new ground floor elevation.

The main entrance to the hotel is situated along the back edge of the pavement fronting onto St Mark's Road as is a door providing access to the bar area located to the rear of the premises. To the rear of the building there is a pedestrian gate and treble folding timber gates providing access to the rear yard and garden adjacent to a block of five single storey garages. To the rear of the garages there is a 2 metre high brick boundary wall fronting Anglesey Arms Road. There is a brick boundary wall separating the site from the rear garden serving 23 Crescent Road. This is a residential property 4 storeys high with a pair of windows on each floor on the rear elevation. It has a long back garden and a relatively large front garden. At the back of the hotel building there is a flat roofed brick built extension which steps down to a recently constructed matching brick built flat roofed extension providing a cold store at the rear of the adjacent hotel kitchen. On the top of these extensions there is a black painted metal fire escape staircase into the rear yard.

Crescent Gardens are located to the front of the application site on the opposite side of Crescent Road where there is a layby that provides on street parking facilities. To the side of the Hotel is St Mark's Road. On the other side of the road is Ambleside Court, a 1960's block of flats, and garages and maisonettes fronting The Lane. There are no windows to habitable rooms in the side elevation to Ambleside Court facing the application site. There are no windows in the side elevation to the maisonette facing the application site. A disused walled cemetery, the site of St Mark's Church, is situated to the north of The Lane. In St Mark's Road, opposite the Hotel, bollards have recently been placed in the pavement by Hampshire County Council to restrict parking on that side of the road. Immediately to the rear of the application on the opposite side of Anglesey Arms Road there is the side elevation containing secondary windows of a two story house, 22 St Mark's Road. The remainder of Anglesey Arms Road is characterised by two storey dwellings of different ages and types but with an overall cottage style.

The applicant has recently upgraded the existing accommodation at the hotel which currently has 18 rooms but is now seeking to extend the available rooms by a further 8 above the existing footprint to the main element of the building and bar area fronting St Mark's Road. This will comprise a 7.2 metre deep three storey extension above the single storey bar and toilet area. It will contain 6 rooms with a further 2 rooms at third floor level on the parapet roof to the existing three storey element to the building linking to the 4 storey front part of the main building. The new mansard roof will be 2 metres higher than the existing hipped roof to the three storey element to the

building whilst remaining 1 metre below the level of the frontage roof serving the main part of the building. In addition an internal lift will be provided to the top floor and passageways on the north west elevation would connect all bedrooms. The new enclosed fire escape would come down from the third floor and join with the existing external fire escape at first floor level. The existing fire escape route over the flat roof would be moved from the centre of the roof back to adjoin the new extension away from the boundary with 23 Crescent Road.

As a result of objections to the originally submitted proposal a number of alterations have been made to the scheme including the provision of 5 on site parking spaces. This will be achieved by making two of the garages available for customer parking. In addition part of the modern rear brick boundary wall will be removed to open up part of the garden area to provide a further customer parking space and two tandem spaces for staff parking. An area is also identified for providing cycle parking. New painted ledged and braced close boarded gates will be provided between brick piers to the parking area adjacent to Anglesey Arms Road.

The extension has been redesigned to reflect the character of the original building utilizing the existing footprint. The lift will be capable of carrying a wheelchair plus at least one other person thus enabling disability access to all floors. Stucco painted walls will be continued to the main public elevations. The parapet walls will continue the details and architectural features of the existing building. The whole of the elevation to St Mark's Road will be repainted to ensure new and old blend together in a paint that is in keeping with the facade of the Crescent. The rainwater goods will be white painted metal. The treatment of the rear elevation facing Anglesey Arms Road has been altered from face brickwork to render to continue the design and proportion of the St Mark's Road elevation. It will have central timber windows of equal proportions to those in the main part of the building. The overall bulk and height of this rear elevation has been reduced by wrapping the mansard roof around the corner. The roof is to be constructed in matching natural slate with lead ridge flashing to match the main roof. The windows in this roof will be lead clad dormer windows with white painted timber framed single glazed sliding sash windows. The inner north west facing side elevation is to match in facing brickwork the more random form and appearance of the rear of the building. The style of the windows and detailing to the cills and brick lintels will match the originals. The new windows to this elevation will have obscure glazing by means of an applied film. The roof shape over the proposed fire escape has been amended to minimise its bulk and possible overshadowing. It is now proposed to follow the main roof slope down from the main roof with natural slates and not provide a parapet wall and flat roof. Reclaimed matching facing brickwork will be used to construct the extension in an appropriate matching bond. Black painted fascia, gutter and rainwater goods will be used to match the existing located on the rear of the building.

Relevant Planning History

K5744/3 - erection of third floor containing 3 new bedrooms, installation of new lift and fire escape, demolition of existing garages and erection of new store and layout of new car park containing 8 no. car parking spaces permitted 11.08.80.

K5744/19 - current Listed Building application for the same works submitted by the same applicant.

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/DP7

Additions, Extensions and Alterations

R/BH1

Development in Conservation Areas

R/BH3

Development Affecting Listed Buildings
R/CF11
Improvement or Development of Tourist Accommodation and Conference Facilities
R/T4
Off-site Transport Infrastructure
R/T11
Access and Parking

Consultations

Traffic Management

No objection to the amended proposal. Under the maximum car parking standards adopted by the Borough Council the proposed 8 additional bedrooms would be allowed a maximum of 8 car parking spaces. The proposal will provide 5 spaces which will comply with maximum car parking standards therefore an objection to a lack of car parking cannot be sustained as a reason for refusal. Cycle parking must be provided in accordance with adopted minimum standards. In order to protect visibility at the junctions adjacent to the site it is recommended that the applicant fund a Traffic Regulation Order.

Building Control

Proposals appear satisfactory. Fire Service access satisfactory.

The Gosport Society

No objection to the amended proposal.

Response to Public Advertisement

11 letters of objection to original proposal

Issues raised: not all local residents were consulted by the applicant; lift access could be provided without additional bedrooms; need for increased infrastructure to support additional guests; existing parking problems in the area and additional likely demand with more guests; vehicles including vans park too close to corners impeding visibility; unacceptable modifications to this grade II* listed building; Gosport bus station site and Priddy's Hard more suitable for additional hotel accommodation; 8 extra bedrooms is a 45% increase over existing and not just 15% of building as stated; the area is subject to an Article 4(2) Direction approving this extension would make a mockery of that direction; previous applications K.5744/7 and /8 were refused due to their detrimental effect on the character of the building, this current application would have a far greater impact on the building and the area; site has no off street parking; highway gets blocked during loading/unloading delivery vehicles; external fire escape staircase will be over prominent; loss of natural light to the adjoining garden; garages should be demolished to provide additional car parking; if there is less available parking in the area visitors will not be able to park in the layby to visit Crescent Gardens; plans appear architecturally acceptable although external fire escape is intrusive; garages used for outside catering business and not for parking; good hotel accommodation is needed but problem with vehicular access must be addressed if the character and quality of the area is not to be eroded; if design is sympathetic it could enhance the appearance of the area; problems during construction works with heavy plant in the area.

2 letters of support to original proposal

Issues raised: having been involved in tourism fully support the need for increase in bedspaces within the Borough; should support local businesses in providing such needed accommodation;

design of extension compatible with existing building; generation of extra hotel staff employment and extra tourist income/expenditure welcomed; the area is extremely short of such good quality hotel capacity; the excellent proposed completion to this end of the Crescent only serves to show up the monstrous concrete block of flats opposite the hotel entrance.

9 letters of objection to amended proposal and subsequent further comments

Issues raised: previous objections regarding lack of parking still stand; object due to traffic parking conditions in the locality and wish for parking restrictions to be placed in the area; welcome use of a TRO to restrict parking at junctions; if TRO introduced there will be less space available for hotel visitors to park in; pavement is often blocked by staff loading vans for outside catering business; how many flats could be provided in the building if the venture is unprofitable, how many permanent vehicles with no parking would this be; concerns over structural stability of the building and the need for support beams; rooms are not required as other hotels are being considered in the Town; no objection to lift and supports this alteration but additional bedrooms will cause additional parking problems in the area; alteration to the roof is small and still concerned at the loss of light and sunlight; sun does not spend the majority of the day in front of the Crescent; proposed parking provision will be an improvement but inadequate for the level of development; application should be rejected until adequate parking can be provided; new parking regulations will come into force at the end of March which will make it an offence to park beside a dropped kerb, this will reduce available parking outside the hotel.

1 letter of support to amended proposal

Issues raised: design of extension compatible with existing building; generation of extra hotel staff employment and extra tourist income/expenditure welcomed; the area is extremely short of such good quality hotel capacity; the excellent proposed completion to this end of the Crescent only serves to show up the monstrous concrete block of flats opposite the hotel entrance.

Principal Issues

1. The application site is located within the urban area boundary and consequently the principle of development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. The Hotel has long been established and the applicant has identified that there is insufficient hotel accommodation in Gosport as noted within Gosport's Cultural Strategy 'Towards 2010' therefore providing justification in the identified need for the proposal in accordance with Policy R/CF11 (iii) of the Gosport Borough Local Plan Review. The level of pre-application consultation undertaken by the applicant with neighbouring residents is outside the control of the Local Planning Authority. The infrastructure requirements and structural matters relating to the development are issues that are considered under the Building Regulations and not an issue for the Local Planning Authority. The Article 4(2) Direction relating to the Anglesey Conservation Area is not a consideration in determining this planning application as it is not applicable or relevant to a listed building. The consideration of all applications has to be made on their individual merits. The operation of an external catering business using the kitchen, cold room and some of the garages has been investigated and found to be ancillary to the main use of the premises as a hotel and bar and does not amount to a material change of use requiring planning consent. Should any future application be received for conversion of the building into flatted accommodation it would have to be considered on its merits in relation to relevant policies at the time. Any vehicles can legally park on the adjacent public highway. Should there be an obstruction caused by any delivery vehicles or construction plant then this would be a matter for the police to deal with. Similarly any obstruction of a dropped kerb is a matter for the police. Therefore the main issues in this case are the acceptability of the design of the alterations and extensions, whether the proposal will preserve or enhance the character and appearance of the Conservation Area and the impact on the historic and architectural character and appearance of this Listed Building and its setting, the amenities of nearby residents, the provision of car and cycle parking facilities, and the impact on highway safety.

2. The proposed extension, as amended, provides a well designed and balanced elevation to St Mark's Road and an appropriate subservience to the original corner block of the Hotel. The

fenestration and parapet detailing relate well to the main building and due to the set back of the mansard roof, the scale of the extension is reduced visually. Similarly the northern elevation, facing Anglesey Arms Road, provides a point of interest in an appropriately designed stucco treatment which is a significant improvement on the original design. The north west elevation has been remodelled and the external enclosed stairs help to break up an otherwise potentially relatively large plain facade. The design is helped by the window arrangement which is appropriate in this part of the building. The limited depth of the enclosed external staircase and sloping subservient roof helps reduce its visual presence. The alterations to the existing rear elevation to the main building returns an element of symmetry appropriate to the historic core of the original building and is acceptable in design terms. The proposed materials to be used and architectural detailing are acceptable and will be appropriate in this important location. I am satisfied this scheme will enhance the character and appearance of the Anglesey Conservation Area and not be detrimental to the historic and architectural character and appearance of this Listed Building and its setting. As such the development complies with Policies R/BH1 and R/BH3 of the Gosport Borough Local Plan Review. Conditions are proposed requiring the detailed recording of the existing internal staircase proposed to be removed and replaced by the lift and stores. In addition further conditions are proposed requiring further details of specific aspects of the development so as to ensure the materials and historic and architectural detailing are correct and appropriate. The robust style and design of the timber gates are also appropriate to a building of this age and will retain a barrier along the Anglesey Arms Road frontage which is far more appropriate historically than having an open frontage. It would also not be appropriate to demolish the garages as these are an intrinsic part of the layout of the site. A condition is proposed requiring further details of the gates and details of the piers and type of capping stones to ensure they will enhance the character and appearance of this part of the Conservation Area.

3. The orientation of the extension and relationship to neighbouring properties and the use of obscure glazing by means of an applied film to windows in the north west side elevation is such that there will be no unacceptable overlooking or loss of privacy as a result of this development. Given the increase in the size of the building there will be some impact in terms of direct light onto the rear elevation of 23 Crescent Road early in the morning and additional overshadowing of the rear garden. The applicant has looked at tests that have been devised by the Building Research Establishment (BRE) to determine whether or not a new development will adversely affect the light to nearby properties and has provided information in relation to the impact on 23 Crescent Road. The diagram provided looks at the guidelines of BRE Digest 209 : Site Layout Planning for Daylight and Sunlight which recommends that a minimum of 25% of a garden should receive sunlight on 21 March at 12.00 noon GMT. This diagram shows that an area of 31% will receive sunlight on this day at that time, therefore falling within these recommended guide lines. This diagram shows the minimal impact the proposal will have on the adjoining property. The sunlight to the front garden will remain unaffected by the proposed extension as will the northern part of the rear garden. In my opinion this level of impact is not unacceptable. The rerouted external part of the fire escape at first floor level will be moved further away from 23 and as such have less impact on the outlook from that property. Whilst the extension will be visible when viewed from neighbouring rear gardens in the Crescent it is appropriately detailed to add visual interest and relates well to the main building so as not to look out of place. As such the development will not be detrimental to the amenities of adjoining residents.

4. Whilst objectors have referred to general parking problems in the area this is an established hotel and the amended scheme will provide 5 car parking spaces on site that do not exist at present. The maximum allowable parking requirement is 8 additional spaces. Under maximum car parking standards a lack of car parking cannot be sustained as a reason for refusal. There is the facility to park on the street in this area which is available for all users of the highway including the staff and customers of the hotel. However, in order to ensure that parking on the highway will not adversely impact on highway safety, to protect visibility at the junctions adjacent to the site the applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a sum towards the funding of a traffic regulation order which shall include providing signs and road markings to restrict parking in the vicinity of the site in accordance with Policies R/DP3 and R/T4 of

the Gosport Borough Local Plan Review. There is space identified within the site where cycle parking can be provided to the necessary minimum standard for this development. The provision of the car and cycle parking facilities is to be conditioned and therefore the development complies with Policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a sum towards the funding of a traffic regulation order

Reasons for granting permission:

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. There is an identified need for additional hotel accommodation in the Borough and the extension is of an appropriate design, and will not have any detrimental impact on this Listed Building or its setting or the amenities of nearby residents or traffic/parking conditions in the locality, and will enhance the character and appearance of the Conservation Area. As such the development complies with Policies R/DP1, R/DP3, R/DP7, R/BH1, R/BH3, R/CF11, R/T4 and R/T11 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. A full photographic record and section and elevation drawings at a scale of 1:20 of the existing internal staircase (proposed to be removed and replaced by the lift and stores) shall be made and copies sent to the Local Planning Authority and the County Archaeologist before any demolition takes place.

Reason - To ensure that historical and architectural evidence is investigated and recorded and to comply with Policies R/BH3 and R/BH4 of the Gosport Borough Local Plan Review.

3. Full details of the proposed external facing brickwork, mortar and brick bond including a sample panel to be prepared on site to show the method of pointing shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. Details including samples of the roof slates and external render shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

5. Details of the dormers and all new external windows and doors (including illustrating how they are to be set within the respective render or brick surrounds) including horizontal and vertical sections and elevations at a scale of 1:20 and glazing bars at a scale of 1:1 shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

6. Full details including a sample of the proposed obscure glazing for the new windows in the north west side elevation shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

7. Full details of any intervention in the roof line that may be required due to the insertion of the lift shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

8. Details of the proposed double gates fronting Anglesey Arms Road including elevations at a scale of 1:20 including details of the method of hanging shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. A sample of the capping stone to be used on the gate piers shall also be submitted for approval. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

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

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

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

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

ITEM NUMBER: 04.
APPLICATION NUMBER: K5744/19
APPLICANT: Mr Ray Bezani
DATE REGISTERED: 10.05.2007

LISTED BUILDING APPLICATION - ALTERATIONS AND EXTENSION TO EXISTING HOTEL TO PROVIDE DISABLED ACCESS VIA PASSENGER LIFT AND ADDITIONAL BEDROOM ACCOMMODATION (CONSERVATION AREA) (as amended by plans and Design and Access Statement received 28.11.07)
Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH

The Site and the proposal

The application was considered by the Regulatory Board at the meeting on 15 January 2008 when Members resolved to defer it for a site visit.

The Anglesey Hotel is located on the northern side of Crescent Road at the junction with St Mark's Road within the Anglesey Conservation Area. It is a four storey building that steps down in height to the rear and has painted stucco walls. It forms the south eastern end of a curved terrace of Grade II Listed Buildings and dates from the 1830's. The Hotel has an existing extension dating to the later 19th Century that appears to have been remodelled in the early 20th Century with a new ground floor elevation.

The main entrance to the hotel is situated along the back edge of the pavement fronting onto St Mark's Road as is a door providing access to the bar area located to the rear of the premises. To the rear of the building there is a pedestrian gate and treble folding timber gates providing access to the rear yard and garden adjacent to a block of five single storey garages. To the rear of the garages there is a 2 metre high brick boundary wall fronting Anglesey Arms Road. There is a brick boundary wall separating the site from the rear garden serving 23 Crescent Road. This is a residential property 4 storeys high with a pair of windows on each floor on the rear elevation. It has a long back garden and a relatively large front garden. At the back of the hotel building there is a flat roofed brick built extension which steps down to a recently constructed matching brick built flat roofed extension providing a cold store at the rear of the adjacent hotel kitchen. On the top of these extensions there is a black painted metal fire escape staircase into the rear yard.

Crescent Gardens are located to the front of the application site on the opposite side of Crescent Road where there is a lay-by that provides on street parking facilities. To the side of the Hotel is St Mark's Road. On the other side of the road is Ambleside Court, a 1960's block of flats, and garages and maisonettes fronting The Lane. There are no windows to habitable rooms in the side elevation to Ambleside Court facing the application site. There are no windows in the side elevation to the maisonette facing the application site. A disused walled cemetery, the site of St Mark's Church, is situated to the north of The Lane. In St Mark's Road, opposite the Hotel, bollards have recently been placed in the pavement by Hampshire County Council to restrict parking on that side of the road. Immediately to the rear of the application on the opposite side of Anglesey Arms Road there is the side elevation containing secondary windows of a two story house, 22 St Mark's Road. The remainder of Anglesey Arms Road is characterised by two storey dwellings of different ages and types but with an overall cottage style.

The applicant has recently upgraded the existing accommodation at the hotel which currently has 18 rooms but is now seeking to extend the available rooms by a further 8 above the existing footprint to the main element of the building and bar area fronting St Mark's Road. This will comprise a 7.2 metre deep three storey extension above the single storey bar and toilet area. It will contain 6 rooms with a further 2 rooms at third floor level on the parapet roof to the existing three storey element to the building linking to the 4 storey front part of the main building. The new mansard roof will be 2 metres higher than the existing hipped roof to the three storey element to the building whilst remaining 1 metre below the level of the frontage roof serving the main part of the

building. In addition an internal lift will be provided to the top floor and passageways on the north west elevation would connect all bedrooms. The new enclosed fire escape would come down from the third floor and join with the existing external fire escape at first floor level. The existing fire escape route over the flat roof would be moved from the centre of the roof back to adjoin the new extension away from the boundary with 23 Crescent Road.

As a result of objections to the originally submitted proposal a number of alterations have been made to the scheme including the provision of 5 on site parking spaces. This will be achieved by making two of the garages available for customer parking. In addition part of the modern rear brick boundary wall will be removed to open up part of the garden area to provide a further customer parking space and two tandem spaces for staff parking. An area is also identified for providing cycle parking. New painted ledged and braced close boarded gates will be provided between brick piers to the parking area adjacent to Anglesey Arms Road.

The extension has been redesigned to reflect the character of the original building utilizing the existing footprint. The lift will be capable of carrying a wheelchair plus at least one other person thus enabling disability access to all floors. Stucco painted walls will be continued to the main public elevations. The parapet walls will continue the details and architectural features of the existing building. The whole of the elevation to St Mark's Road will be repainted to ensure new and old blend together in a paint that is in keeping with the facade of the Crescent. The rainwater goods will be white painted metal. The treatment of the rear elevation facing Anglesey Arms Road has been altered from face brickwork to render to continue the design and proportion of the St Mark's Road elevation. It will have central timber windows of equal proportions to those in the main part of the building. The overall bulk and height of this rear elevation has been reduced by wrapping the mansard roof around the corner. The roof is to be constructed in matching natural slate with lead ridge flashing to match the main roof. The windows in this roof will be lead clad dormer windows with white painted timber framed single glazed sliding sash windows. The inner North West facing side elevation is to match in facing brickwork the more random form and appearance of the rear of the building. The style of the windows and detailing to the cills and brick lintels will match the originals. The new windows to this elevation will have obscure glazing by means of an applied film. The roof shape over the proposed fire escape has been amended to minimise its bulk and possible overshadowing. It is now proposed to follow the main roof slope down from the main roof with natural slates and not provide a parapet wall and flat roof. Reclaimed matching facing brickwork will be used to construct the extension in an appropriate matching bond. Black painted fascia, gutter and rainwater goods will be used to match the existing located on the rear of the building.

Relevant Planning History

K5744/3 - erection of third floor containing 3 new bedrooms, installation of new lift and fire escape, demolition of existing garages and erection of new store and layout of new car park containing 8 no. car parking spaces permitted 11.08.80.

K5744/18 - current planning application for the same works submitted by the same applicant.

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/BH3
Development Affecting Listed Buildings

Consultations

English Heritage

Do not wish to offer any comments on this occasion - the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

The Georgian Group	no response
The Victorian Society	no response
Society For The Protection Of Ancient Buildings	no response
Ancient Monument Society	no response
Council For British Archaeology	no response
Twentieth Century Society	no response
The Gosport Society	no objection to the amended proposal.

Response to Public Advertisement

20 letters of objection to original proposal

Issues raised: not all local residents were consulted by the applicant; lift access could be provided without additional bedrooms; need for increased infrastructure to support additional guests; existing parking problems in the area and additional likely demand with more guests; vehicles including vans park too close to corners impeding visibility; unacceptable modifications to this grade II* listed building; Gosport bus station site and Priddy's Hard more suitable for additional hotel accommodation; 8 extra bedrooms is a 45% increase over existing and not just 15% of building as stated; the area is subject to an Article 4(2) Direction approving this extension would make a mockery of that direction; previous applications K.5744/7 and /8 were refused due to their detrimental effect on the character of the building, this current application would have a far greater impact on the building and the area; site has no off street parking; highway gets blocked during loading/unloading delivery vehicles; external fire escape staircase will be over prominent; loss of natural light to the adjoining garden; garages should be demolished to provide additional car parking; if there is less available parking in the area visitors will not be able to park in the lay-by to visit Crescent Gardens; plans appear architecturally acceptable although external fire escape is intrusive; garages used for outside catering business and not for parking; good hotel accommodation is needed but problem with vehicular access must be addressed if the character and quality of the area is not to be eroded; if design is sympathetic it could enhance the appearance of the area; problems during construction works with heavy plant in the area.

1 letter of support to original proposal

Issues raised: design of extension compatible with existing building; generation of extra hotel staff employment and extra tourist income/expenditure welcomed; the area is extremely short of such good quality hotel capacity; the excellent proposed completion to this end of the Crescent only serves to show up the monstrous concrete block of flats opposite the hotel entrance.

5 letters of objection to amended proposal and subsequent further comments

Issues raised: previous objections regarding lack of parking still stand; object due to traffic parking conditions in the locality and wish for parking restrictions to be placed in the area; welcome use of a TRO to restrict parking at junctions; if TRO introduced there will be less space available for hotel visitors to park in; pavement is often blocked by staff loading vans for outside catering business; how many flats could be provided in the building if the venture is unprofitable, how many permanent vehicles with no parking would this be; concerns over structural stability of the building and the need for support beams; rooms are not required as other hotels are being considered in the Town; no objection to lift and supports this alteration but additional bedrooms will cause additional parking problems in the area; alteration to the roof is small and still concerned at the loss of light and sunlight; sun does not spend the majority of the day in front of the Crescent; proposed parking provision will be an improvement but inadequate for the level of development; application should be rejected until adequate parking can be provided; new parking regulations will come into force at the

end of March which will make it an offence to park beside a dropped kerb, this will reduce available parking outside the hotel.

1 letter of support to amended proposal

Issues raised: design of extension compatible with existing building; generation of extra hotel staff employment and extra tourist income/expenditure welcomed; the area is extremely short of such good quality hotel capacity; the excellent proposed completion to this end of the Crescent only serves to show up the monstrous concrete block of flats opposite the hotel entrance.

Principal Issues

1. The only issues in this case are the impact of the proposal on the historic and architectural character and appearance of this Grade II * Listed Building and its setting. The other issues raised by objectors have been assessed in relation to the associated planning application.

2. The proposed extension, as amended, provides a well designed and balanced elevation to St Mark's Road and an appropriate subservience to the original corner block of the Hotel. The fenestration and parapet detailing relate well to the main building and due to the set back of the mansard roof the scale of the extension is reduced visually. Similarly the northern elevation, facing Anglesey Arms Road, provides a point of interest in an appropriately designed stucco treatment which is a significant improvement on the original design. The North West elevation has been remodelled and the external enclosed stairs help to break up an otherwise potentially relatively large plain facade. The design is helped by the window arrangement which is appropriate in this part of the building. The limited depth of the enclosed external staircase and sloping subservient roof helps reduce its visual presence. The alterations to the existing rear elevation to the main building returns an element of symmetry appropriate to the historic core of the original building and is acceptable in design terms. The proposed materials to be used and architectural detailing are acceptable and will be appropriate in this important location. I am satisfied this scheme will not be detrimental to the historic and architectural character and appearance of this Listed Building and its setting. As such the development complies with Policy R/BH3 of the Gosport Borough Local Plan Review. Conditions are proposed requiring the detailed recording of of the existing internal staircase proposed to be removed and replaced by the lift and stores. In addition further conditions are proposed requiring further details of specific aspects of the development so as to ensure the materials and historic and architectural detailing are correct and appropriate. The robust style and design of the timber gates are also appropriate to a building of this age and will retain a barrier along the Anglesey Arms Road frontage which is far more appropriate historically than having an open frontage. It would also not be appropriate to demolish the garages as these are an intrinsic part of the layout of the site. A condition is proposed requiring further details of the gates and details of the piers and type of capping stones to ensure they will enhance the setting of this important Listed Building.

RECOMMENDATION:

That the Secretary of State be advised that the Borough Council is minded to grant Listed Building Consent for the following reason:-

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development is acceptable in this location. It is of an appropriate design and does not have any detrimental impact on this Listed Building or its setting. As such the development complies with Policy R/BH3 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 Area) Act, 1990 (as amended).

2. A full photographic record and section and elevation drawings at a scale of 1:20 of the existing internal staircase (proposed to be removed and replaced by the lift and stores) shall be made and copies sent to the Local Planning Authority and the County Archaeologist before any demolition takes place.

Reason - To ensure that historical and architectural evidence is investigated and recorded and to comply with Policies R/BH3 and R/BH4 of the Gosport Borough Local Plan Review.

3. Full details of the proposed external facing brickwork, mortar and brick bond including a sample panel to be prepared on site to show the method of pointing shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. Details including samples of the roof slates and external render shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

5. Details of the dormers and all new external windows and doors (including illustrating how they are to be set within the respective render or brick surrounds) including horizontal and vertical sections and elevations at a scale of 1:20 and glazing bars at a scale of 1:1 shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

6. Full details including a sample of the proposed obscure glazing for the new windows in the north west side elevation shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review

7. Full details of any intervention in the roof line that may be required due to the insertion of the lift shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

8. Details of the proposed double gates fronting Anglesey Arms Road including elevations at a scale of 1:20 including details of the method of hanging shall be submitted to and approved in writing by the Local Planning Authority before works related to that part of the development is commenced. A sample of the capping stone to be used on the gate piers shall also be submitted for approval. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to maintain the integrity and character of the building and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 05.
APPLICATION NUMBER: K12110/1
APPLICANT: J.R.H. Mould
DATE REGISTERED: 13.12.2007

CONVERSION OF EXISTING DWELLINGS INTO 6 NO. TWO BED AND 2 NO. ONE BED FLATS AND ERECTION OF 4 NO. THREE BED TERRACED DWELLINGS AND 2 NO. FOUR BED DETACHED DWELLINGS (CONSERVATION AREA)

82 -84 Priory Road Gosport Hampshire PO12 4LG

The Site and the proposal

The application site is 0.24 hectares in area and is located on the southern side of Priory Road, within Hardway Conservation Area. On the site is a significant pair of two storey, hipped roof, historic buildings. Number 82, in particular, appears to date from the mid to late 18th Century and is arguably the oldest building in Hardway. Although much altered, number 84 retains a number of interesting internal fittings suggesting that the core of the building could also be around 200 years old. The side elevation of 84 contains two first floor windows, one of which is obscure glazed. There is one first floor window in the recessed side elevation of 82. Both properties have vehicle access from Priory Road and there a number of trees and shrubs within the front gardens of the two dwellings. Three of these trees are covered by TPO G35: an English Yew adjacent to the front boundary wall at 82; a Common Yew adjacent to the front boundary wall at 84 and a flowering Cherry located centrally within the front garden of 84. The rear garden of 82 is almost completely overgrown with trees and shrubs. The rear garden of 84 is mainly grass and there is a wide tarmac drive leading from the access to a pair of garages and two storey brick building at the rear of the site that was previously in use as squash courts. On the northern boundary is a 1.4 metre high brick boundary wall which curves around the trunk of the Common Yew. The eastern boundary comprises the blank two storey side elevation of 86 Priory Road, a 1.4 - 2 metre high wall and a 1.8 metre high boundary fence. A row of 4-5 metre high conifer trees follows the line of the wall. On the existing southern boundary is a 1.8 metre high wall. The western boundary comprises a brick wall and fence.

Number 80 Priory Road to the west is a two storey semi-detached property with two first floor windows in its eastern elevation, one of which is obscure glazed. A hipped roof bungalow has been constructed to the rear of numbers 78 and 80 Priory Road and is numbered 78a Priory Road. The properties to the east in Chapel Street and to the south in St Thomas's Road are principally two storey terraced and semi-detached dwellings with one and two storey rear additions/projecting elements. There are parking restrictions on both sides of Priory Road in the vicinity of the application site.

The proposal is to demolish the garages and former squash courts and existing conservatory at the rear of 82 and convert the existing properties to form 6 two bed roomed flats and 2 one bed roomed flats. The conversion works include replacement and redesign of the roof, to include 4 velux windows to the rear roofslope and two dormers fronting Priory Road, and a first floor extension at 82. In addition, a terrace of 4 two storey three bed roomed properties is to be constructed on a north south axis to the rear of the flats along with 2 four bed roomed detached properties with barn hipped roofs at the southern end of the site. Two small areas of communal amenity space are to be provided for the flats. The proposed terraced and detached properties have individual gardens varying in depth between 5 and 9 metres. The existing accesses onto Priory Road are to be retained with the creation of a 'through' driveway. 21 car parking spaces are to be provided, including 1 garage, with a vehicle turning area between the flats and the terraced houses. Refuse and cycle stores are shown to the front of the flats adjacent to the western and eastern site boundaries respectively. A parking area for visitor cycles is to be provided inside the existing access to number 82. The supporting information states that all existing vegetation is to be removed within the exception of the trees located behind the front boundary wall and an existing Yew located close

to front elevation of 82. New landscape planting is proposed to soften the site frontage, the bin and cycle stores and parking areas.

Relevant Planning History

K2177/1 - demolition of existing garage and erection of double garage permitted 22.7.70.

K6840/3 - squash court permitted 5.9.78.

TPO G35 - Tree Preservation Order confirmed 6.11.85.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/BH1

Development in Conservation Areas

R/BH2

Demolition in Conservation Areas

R/BH8

Archaeology and Ancient Monuments

R/DP1

General Standards of Development within the Urban Area

R/DP6

Landscape Design

R/DP8

Protection of Trees

R/ENV1

Floodplains and Tidal Areas

R/ENV4

Treatment of Foul Sewage and Disposal of Surface Water

R/ENV5

Contaminated Land

R/ENV10

Noise Pollution

R/ENV11

Minimising Light Pollution

R/ENV14

Energy Conservation

R/ENV15

Renewable Energy

R/H4

Housing Densities

R/OS8

Recreational Space for New Residential Developments

R/OS13

Protection of Habitats Supporting Protected Species

R/T2

New Development

R/T3

Internal Layout of Sites

R/T10

Traffic Management

R/T11

Access and Parking

R/DP3

Provision of Infrastructure, Services and Facilities

R/DP7

Additions, Extensions and Alterations

R/H7

Conversion and Sub-division of Properties to Provide Residential Accommodation or
Residential Institutions
R/ENV2
River and Groundwater Protection

Consultations

Traffic Management	Recommend refusal. Allocation of parking not identified. Inadequate access and turning provision for vehicles on site which is likely to lead to vehicles reversing onto Priory Road. No provision for lighting shown. Insufficient information to demonstrate that cycle parking has been provided to adopted standards.
Streetscene (Parks & Horticulture)	no response
Streetscene (Waste & Cleansing)	Inadequate storage area shown for flats.
Building Control	Proposals, including fire service access, satisfactory.
Environmental Health (Pollution & Environment)	The 1940 Trade Directory indicates that the adjacent property was a garage therefore need to ensure that there are no residual hydrocarbons in the ground.
County Education Officer	Developer contribution towards education facilities is not required.
Environment Agency (Hants & IOW)	No objection.
Natural England	No objection. The proposal will not alone or in combination with other plans and projects be likely to have a significant effect on the interest features of Portsmouth Harbour SPA/Ramsar/SSSI.
The Gosport Society	Objection
Southern Water	no objection
Crime Prevention Design Officer	Suggests measures to improve surveillance.

Response to Public Advertisement

12 letters of objection received

Issues raised: publicity given to planning application; ownership of rear access; loss of rear access with associated maintenance, fire risk and security concerns; design; impact on Conservation Area; no domestic storage; overlooking; loss of trees; existing wildlife on site; inadequate access and visibility; increased traffic and parking problems; density; too many additional houses in Gosport without necessary infrastructure or services; full archaeological assessment required; no landscape proposals submitted; squash courts and garages and existing dwellings should be refurbished; request meeting in own home to discuss proposals; affect on stability of adjoining property; vibration and noise during construction phase.

Principal Issues

1. The site is within the existing Urban Area Boundary and therefore the principle of residential development is acceptable. The main issues in this case are therefore the design and density of the development and the impacts of the proposal on the character and appearance of the Hardway Conservation Area and the visual amenities of the locality, the amenities of occupiers of adjoining properties, parking and traffic conditions in the locality and the wildlife and archaeological interests of the site. The provision to be made for open space and the possibility of existing land contamination from a previous adjoining use are also important considerations.

2. The proposal would result in a density of approximately 62 dwellings per hectare which is outside of the general range of 30 to 50 dwellings stated within Policy R/H4 of the Gosport Borough Local Plan Review. This Policy makes provision for proposals of higher density housing in locations that are close to Principal or District shopping centres or are in areas with good access to public transport. The application site is not close to any of the Borough's Principal or District Centres, nor is it in a highly accessible area. The proposal is therefore likely to increase reliance on the private car and is therefore contrary to Policies R/T2 and R/H4 of the Gosport Borough Local Plan Review.

3. Whilst the existing garages and squash courts have no special architectural merit, the importance of the existing dwellings is highlighted in the Conservation Area Appraisal. In their mature grounds these buildings make a significant contribution to the Conservation Area, pre-dating the surrounding development and forming the western limit to the historic settlement. Insufficient detail has been provided to determine the full extent of the potential impact of the proposals and little reference has been made to the historic interest or potential of the buildings. There are no 'as existing' plans of 82 and 84 to allow comparison with the proposed and the elevations do not contain sufficient detail to consider whether the proposal preserves or enhances the Conservation Area. Moreover, the change in the roof form would not preserve or enhance the special architectural character of the Conservation Area and would result in an unacceptable loss of the historic design, mass and character of the current building. The new build element lacks important design features and the detailing shown is unacceptable in this sensitive location. The use of grasscrete is inappropriate and the layout of the car parking area and position of the bin and cycle stores and rumble strip is unsympathetic to the setting of the buildings. The setting of the buildings is further compromised by the cramped relationship between the flats and the terrace at the rear. For these reasons, the proposal would not preserve or enhance the character and appearance of the Conservation Area and wider area, contrary to Policies R/BH1 and R/DP1 of the Gosport Borough Local Plan Review.

4. Whilst the supporting information states that it is proposed to retain the existing protected Yew trees, the English Yew would need to be removed in order to provide the proposed visitor parking spaces. In addition, the submitted drawings suggest that the existing front boundary wall is to be retained, but the drawings show it on a straight alignment and not curved around the trunk of the Common Yew. The realignment of the wall would clearly necessitate the removal of the existing tree. Both of these protected trees are in good health and both alone, and in combination, make a positive contribution to the visual amenities of the locality and the character and appearance of the Conservation Area. As such, their removal would be unacceptable and contrary to Policies R/BH1 and R/DP8 of the Gosport Borough Local Plan Review. The existing Cherry tree is dead and therefore may be removed without consent from the Local Planning Authority

5. The communal amenity spaces are not usable given their size and proximity to the proposed parking and maneuvering areas. The prospective occupiers of the flats and 78a Priory Road are likely to be subject to unacceptable levels of noise and disturbance from users of the parking spaces immediately adjacent to the flats and the removal of the conifer hedge trees and provision of tandem parking along the eastern boundary and increased number of traffic movements up and down the drive is likely to have a detrimental impact on the living conditions of the occupiers of 86 Priory Road. Furthermore, given the orientation and relationship between the buildings, the proposed first floor extension at 82 will significantly reduce the amount of sunlight reaching the rear windows and garden of number 80 Priory Road, particularly during the morning. There would also

be an unacceptable degree of overlooking from the first floor windows of the two most northern terraced properties into the rear windows and garden area of 78a Priory Road. The separation distances between Plots 1 and 2, Plot 2 and the proposed terrace, Plot 2 and the rear of the properties in St Thomas's Road and Plot 1 and the rear of 23 and 25 Chapel Street all fall significantly short of the residential guideline figures contained within Appendix B of the Gosport Borough Local Plan Review. The first floor windows in the rear elevation of Plot 1 will also overlook the rear gardens of 38 and 40 St Thomas's Road. For these reasons the proposal will result in an unacceptable living environment for both existing and prospective occupiers in terms of overlooking, light and, in some cases, outlook, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review. In addition, inadequate provision has been made for refuse storage and collection. This is likely to lead to rubbish being left around the site which would have which a detrimental impact on the amenities of the occupiers and the overall appearance of the development, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

6. The proposals do not provide adequate pedestrian or vehicle access, or turning provision for vehicles on site which is likely to lead to vehicles reversing onto Priory Road. Insufficient information has been submitted to demonstrate that cycle parking has been provided to adopted standards. As such, the proposal is contrary to Policies R/DP1, R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan.

7. It has been indicated that the site is populated by badgers, foxes, toads, frogs, slow-worms, grass snakes, birds and butterflies. In the absence of a full ecological survey it has not been possible to assess the full impacts of the proposals on the existing wildlife interests of the site, in particular badgers and slow-worms, which are protected species, and therefore the proposal is contrary to Policy R/OS13 of the Gosport Borough Local Plan Review.

8. An archaeological report has not been submitted in support of the application and therefore the archaeological interests of the site have not been fully identified and assessed. As such, the proposal is contrary to Policy R/BH8 of the Gosport Borough Local Plan Review.

9. The applicant has not made satisfactory provision for outdoor playing space, contrary to Policies R/DP3 and R/OS8 of the Gosport Borough Local Plan Review.

10. A contamination report has not been submitted in support of the application and therefore the risks from contamination from the previous adjacent use have not been fully identified and assessed. Therefore, the site's suitability for residential development is currently unknown. As such, the proposal is contrary to Policies R/DP1 and R/ENV5 of the Gosport Borough Local Plan Review.

11. Finally, comments have been made regarding the publicity given to the proposal. The application was advertised by way of press and site notices dated 8.1.08 in accordance with the procedure published in the Council's Statement of Community Involvement adopted as part of the Local Development Framework, and the legislation relating to publication of applications within Conservation Areas. Site notices were erected in Priory Road, Chapel Street and St Thomas's Road on 7.1.08. The St Thomas's Road notice was removed but a replacement was erected. The ownership and rights across the rear footpath, devaluation of house prices, possible damage to property and vibration and noise during the construction phase are not planning issues.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposal by reason of its high density in this location constitutes an unsustainable form of development which is likely to result in a greater reliance on the private car. As such, it is contrary to Strategic Statements SS1 and SS2 and Policy R/H4 of the Gosport Borough Local Plan Review.

2. The proposal will neither preserve nor enhance the character and appearance of the Hardway Conservation Area, contrary to Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.
3. The loss of the existing protected trees would have a detrimental impact on the character and appearance of Hardway Conservation Area and the visual amenities of the area, contrary to Policies R/BH1 and R/DP8 of the Gosport Borough Local Plan Review.
4. The proposal by reason of the excessive number of units and resulting cramped layout provides inadequate private amenity space for the occupiers of the proposed flats and would result in an unsatisfactory living environment for existing residents of adjacent properties and prospective occupiers of the new development, in terms of light, outlook and privacy, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
5. The proposed development does not make adequate provision for refuse storage contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
6. The proposal does not make satisfactory provision for pedestrian, cycle or vehicle access, or access for people with disabilities, or adequate turning provision for vehicles, or adequate cycle storage provision, contrary to Policies R/DP1, R/T2 R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan Review.
7. Insufficient information has been submitted to assess the impacts of the proposals on the wildlife interests of the site. As such the proposal is contrary to Policy R/OS13 of the Gosport Borough Local Plan Review.
8. Insufficient information has been submitted to enable the archaeological interests of the site to be assessed. As such, the proposal is contrary to Policy R/BH8 of the Gosport Borough Local Plan Review.
9. The proposed development does not make adequate provision for outdoor playing space contrary to Policies R/DP3 and R/OS8 of the Gosport Borough Local Plan Review.
10. The possible risks from contamination have not been fully identified and assessed and therefore the suitability of the site for residential development is currently unknown. As such, the proposal is contrary to Policies R/DP1 and R/ENV5 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 06.
APPLICATION NUMBER: K8831/23
APPLICANT: Hampshire Autistic Society
DATE REGISTERED: 02.01.2008

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 amplified by drawings received 28.1.08)
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 formed by Anglesey Road and Stokes Bay Road. It lies within Anglesey Conservation Area. Although access is from Anglesey Road, the site's main frontage is to Stokes Bay Road looking out to Stokes Bay. There is parking near the site entrance and on the east side of the building. 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 trees on the site are protected by a Tree Preservation Order. The building is currently used by Hampshire Autistic Society as a day care, training and administrative centre with a 5 bed bungalow annex that is registered as a care home. There are currently 17 car parking spaces on the site 13 formal and 4 informal, which includes space for two minibuses.

To the north is a small residential development of 5 detached houses which shares the access from Anglesey Road with the application site. 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.

It is proposed 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 will be finished in white render with a brickwork plinth and natural slate roof and will face onto the existing driveway. The east elevation incorporates pediments and wrought iron railing balconies which are design elements on the existing Listed Building. It is further proposed to erect a pair of semi-detached self-contained bungalows (2 units) to the north of this building also facing onto the driveway. The proposed external materials for the bungalow match those to be used in the two storey building. However, the bungalows will 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 accommodations for an additional 12 persons (17 in total). It is intended that the applicants would sign joint working and lease agreements with a Registered Social Landlord who would then manage the buildings and tenancies whilst the Society provides the day to day support services. The existing car parking spaces to the east of the building will be retained with the spaces along the driveway rationalized to provide a total of 29 spaces on the site in total. 10 long stay cycle spaces and a refuse store are also to be provided.

The proposal includes the felling of an informal, but dense, group of mature and semi-mature trees and numerous saplings at the northern end of the site comprising 20 Holm Oaks, 2 Oaks, 2 Sycamore, a Yew, and an Acer. The existing line of conifers and other mature trees located along the western boundary are to be retained. A new 1.8 metre high close boarded fence is to be erected

along the western boundary. Supplementary planting is also proposed for this boundary and to soften the appearance of the new buildings. The fabric of the existing 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, an archaeological report and an artist's impression of the finished buildings. 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.

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.

K.8831/19 - associated Listed Building application withdrawn 15.5.06.

K.8831/21 - demolition of extensions and bungalow, refurbishment of Listed Building, new buildings providing additional accommodation withdrawn 19.12.06.

K.8831/20 - associated Listed Building application withdrawn 19.12.06.

K.8831/22 - implementation of tree maintenance scheme (TPO G8) pending.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP6

Landscape Design

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/CF5

Development of Childcare and Day Care Facilities

R/CF6

Provision of Educational Facilities

R/DP1

General Standards of Development within the Urban Area

R/DP8

Protection of Trees

R/H4

Housing Densities

R/OS8

Recreational Space for New Residential Developments

R/OS13

Protection of Habitats Supporting Protected Species

R/T2

New Development

R/T11

Access and Parking

Consultations

Traffic Management	no response to date
Streetscene (Parks & Horticulture)	Concur with findings of tree survey and specific tree reports. No trees identified for removal are worthy of retention either individually or as a group.
Streetscene (Waste & Cleansing)	Standard capacity requirements. Bin collection point required at site access.
Building Control	Proposals, including fire service access, satisfactory.
County Archaeologist	No archaeological concerns.
National Care Standards Commission	no response
Natural England	No objection. Badger mitigation same as for previous scheme.
The Gosport Society	No objection, subject to replacement of felled trees where possible.
County Education Officer	Developer's contribution towards education facilities is not required.

Response to Public Advertisement

nil

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. For supported living accommodation there is no requirement for provision of outdoor playing space under Policy R/OS8. Natural England has advised there are no objections from a nature conservation perspective. With regard to the badgers, the process of exclusion from the existing sett requires a licence from Natural England and does not therefore have to be controlled through the planning process. The known archaeological features in the southern part of the site will not be disturbed, The County Education officer has confirmed that an education contribution would not be required. The main issues in this case are therefore the impact of the development on the setting of the Listed Building, the character and appearance of the Conservation Area, parking and highway safety, the amenities of the occupiers of the adjacent occupiers and the loss of the protected trees.

2. The existing bungalow is an unsympathetic, modern addition of no architectural merit and its removal would therefore enhance the setting of the Listed Building. However, the focus of the site is the detached Anglesey Lodge set in landscaped grounds and this must remain the focus in any proposed development. Any other buildings on the site should remain subservient in scale and detail. Whilst the proposal does represent an improvement on previous proposals by stepping the two storey building back and incorporating a lower eaves level, by replicating key elements of the historic building in terms of its design and external treatment the new building appears over dominant. It would be more appropriate for the elevation treatment to be brick. This tradition is evident on other key sites locally. These buildings often formed coach houses or stabling and by

contrasting in texture, as well as being subservient in scale, they reinforce the dominance of the principal building. As illustrated on the artist's impression drawing, replicating the design of the main house and using external treatment that reinforces the similarity draws focus away from Anglesey Lodge and the proposals would result in an overly large building mass that would compete for attention on the site. The dominance of the Listed Building and the special character of the mature landscape would be compromised by the siting, design, external appearance and overall mass and scale of the proposed development, to the detriment of the setting of the Listed Building contrary to Policy R/BH3 of the Gosport Borough Local Plan.

3. The additional car parking spaces will be sufficient to accommodate the 6 additional staff and the number of visitors is not expected to exceed 3-4 a week. As such the proposal accords with Policies R/T2 and R/T11 of the Gosport Borough Local Plan Review.

4. Given the location of the new bungalow and the existing shrubs along the boundary there will be no loss of light, privacy or outlook to the occupiers of 66 Anglesey Road. Similarly the development will not result in a significant increase in the amount of vehicle traffic and therefore the proposals will not be detrimental to the amenities of the occupiers of the adjoining properties in terms of noise and disturbance. The proposal therefore complies with Policy R/DP1 of the Gosport Borough Local Plan.

5. The trees within the southern garden, which retain the characteristics of the original 19th Century Garden and which provide the setting for the main vista of the Listed Building, will not be affected. The trees in the northern part of the site are of much poorer quality and some are decayed and dangerous. None of the trees to be removed are worthy of retention, either alone, or in combination, due to their existing health and/or appearance. Important, healthy, mature specimen trees will remain on the east and north boundaries and the proposed additional planting will provide denser screening. Viewed from outside the site the visible trees are principally the ones located close to the site boundaries. For these reasons the removal of the trees will not adversely affect the character and appearance of Anglesey Conservation Area, or the wider area, in compliance with Policies R/BH1 and R/DP8 of the Gosport Borough Local Plan.

RECOMMENDATION: Refuse

For the following reason:-

1. The development, by reason of its siting, design, external appearance and overall scale and mass, would harm the setting of the Grade II Listed Building contrary to Policy R/BH3 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 07.
APPLICATION NUMBER: K17477
APPLICANT: Driving Standards Agency
DATE REGISTERED: 20.11.2007

**CONSTRUCTION OF A MULTI-PURPOSE DRIVING TEST CENTRE WITH MOTORCYCLE
MANOEUVRING AREA (as amended by plans received 20.12.07)
Land At HMS Daedalus Lee-On-The-Solent Hampshire PO13 9YA**

The Site and the proposal

The application site is a predominantly flat, grassed area of land located in the south eastern corner of the airfield of the former naval establishment of HMD Daedalus. The site falls outside of the Urban Area Boundary and within the Fareham/Gosport Strategic Gap. The northern part of the site straddles the boundary between Gosport and Fareham's administrative areas.

On the southern boundary is a 2.8 metre high blue paladin fence. Beyond this is a 12 metre wide estate road/former taxiway and grass verge. To the south east lies the recently constructed Phase 1 of the married quarter's development permitted under outline planning permission K15857 and details pursuant application K15857/2. The site for the new search and rescue facility, permitted under planning permissions K16914 and K16914/1, lies 90 metres to the west.

EC legislation requires changes to the UK driving test to be implemented by October 2008. From this date additional and more demanding special manoeuvres must be included in all practical motorcycling tests. For road safety reasons these special manoeuvres cannot be carried out on the public highway and therefore a safe, off-road area of hardstanding is required. The proposal is therefore to erect a 15m x 13m single storey building to accommodate a multi purpose driving test centre with a 125m x 40m motorcycling manoeuvring area immediately to the east. The building will be clad with colour coated, composite panels and will have a sloping, standing seam, aluminium roof with a maximum height of 4.4m. The site will be enclosed with matching perimeter fencing and the motorcycle manoeuvring area will be separated internally by fencing and a security gate. The main site will also have a gated entrance and access will be via the existing estate road and Chark Lane. 12 examiner, 14 customer and 1 disabled car parking spaces are to be provided along with 8 motorcycle parking spaces and 2 bicycle racks. A 7m deep x 1.5metre high landscaped bund will be provided along the southern boundary of the site adjoining the existing estate road along with an area of landscape planting in the parking area. Lighting will be limited to the main building and parking area.

The Test Centre will operate between the hours of 7.30am and 7.30pm Monday to Saturday. These are the maximum opening hours and the majority of testing will occur between 8.30am and 4.30pm principally on weekdays. Each motorcycle examiner will carry out between 5 and 11 tests per day and each car examiner will carry out between 19 and 26 tests per day.

The application is supported with a Design and Access Statement and noise assessment. Amended plans have been submitted showing the car parking spaces at the end of the rows increased in width to 2.7 metres to aid manoeuvring. The spaces nearest to the building have been retained at 2.4 meters wide as they are used for reverse parking during the driving test.

Relevant Planning History

nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1

General Standards of Development within the Urban Area
 R/DP6
 Landscape Design
 R/T2
 New Development
 R/T3
 Internal Layout of Sites
 R/T10
 Traffic Management
 R/T11
 Access and Parking
 R/EMP2
 Land Allocated for Employment Use as Part of Mixed-Use Development
 R/MOD2
 Development of Sites Declared Surplus to Requirements
 R/BH8
 Archaeology and Ancient Monuments
 R/OS1
 Development Outside of the Urban Area
 R/OS2
 Strategic Gaps
 R/ENV2
 River and Groundwater Protection
 R/ENV5
 Contaminated Land
 R/ENV9
 Safeguarded Areas
 R/ENV10
 Noise Pollution
 R/ENV14
 Energy Conservation
 R/ENV15
 Renewable Energy

Consultations

Traffic Management	Access is satisfactory. Parking provision is acceptable.
Streetscene (Parks & Horticulture)	No trees on site. No objection.
Building Control	no objection
Economic Prosperity	Acknowledges support from SEEDA subject to the proposal not compromising the regeneration potential of the Daedalus site. No objection provided flexibility to adjust layout so as not to restrict the realisation of the site's regeneration potential.
Environmental Health (Pollution & Environment)	No objection. No record of previous contamination.
Fareham LPA	No objection subject to satisfactory land contamination desk top study.
HCC Spatial Strategy Section	no response

Environment Agency (Hants & IOW)	No objection. Recommends that the requirements of PPS23 Planning and Pollution Control are followed with regard to identifying all risks from contamination and taking appropriate action.
Defence Estates	No safeguarding objections to this proposal.
Southern Water	no objection
County Archaeologist	no objection
Civil Aviation Authority	Note requirement to discharge safeguarding obligations under Circ 1/2003 therefore consultation with MOD Head of Safeguarding recommended.
Air Support Unit Hampshire Constabulary	no objection

Response to Public Advertisement

7 letters of support received

Issues raised: proposal will improve training and test process and reduce accidents; test centre necessary as only EC approved motorcycle tests allowed from September 2008; local test centre will support local motorcycle training jobs and help reduce road congestion; Daedalus is an appropriate location.

Principal Issues

1. Whilst Policy R/OS1 of the Gosport Borough Local Plan Review presumes against most forms of development outside of the Urban Area, it does allow for development that is essential to the operational requirements of public services, such as this, provided the normal development control criteria set out in Policy R/DP1 are met. The main issues in this case are therefore whether the proposal will compromise the comprehensive development of the site and/or the implementation of the SEEDA proposals, the impacts of the proposals on the physical and visual character of the Strategic Gap, the appearance of the area, traffic conditions in the locality and the amenities of adjoining residents and the possibility of land contamination from the former military use.
2. The proposal is located on land within the control of the Maritime Coastguard Agency and therefore the development will not compromise the comprehensive development of the site and/or the implementation of the SEEDA proposals, in compliance with Policy R/DP1. Any future amendments required to the siting and layout as a result of the developing SEEDA proposals would be the subject of a separate planning application.
3. The design of the building helps to minimise its scale and its siting relates well to the existing buildings associated with the airfield and the residential dwellings to the south east of the site. The building will also appear subservient to the new search and rescue building to the west. The proposed tarmac surfacing will blend with the adjacent access road and the proposed landscape planting and bund will help to soften the appearance of the development. The external materials and planting species to be used in the construction of the development will be controlled by planning condition. For these reasons, the proposal will not result in a physical or visual reduction in the Strategic Gap or have a detrimental impact on the character and appearance of the area in compliance with Policies R/OS2 and R/DP1 of the Gosport Borough Local Plan Review.
4. The aim of the Test Centre is to improve highway safety and reduce congestion in the long term by reducing the number of accidents through better trained riders and drivers. On average there will be 150 daily movements to the site. This includes tests, examiner journeys plus a 10% allowance for familiarisation journeys. These journeys will be spread across the day and as the testing

movements are already happening in the Gosport area there will effectively be a transfer of movements from the existing centre in South Street (which would close) to the new site. The access arrangements are acceptable and the level of car and cycle parking provision is appropriate for the use. As such the development will not have a detrimental impact on parking or highway safety conditions in the locality in compliance with Policies R/DP1, R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan.

5. As the tests are about demonstrating control and safe handling, noisy revving and racing will not occur. This is reflected in the noise report which concludes that the facility will not create adverse levels of noise. The nearest residential property is over 30 metres away and the proposed landscape planting and bund will act as a buffer to any noise emanating from the site. As such, the proposals will not be detrimental to the amenities of nearby residents or prospective occupiers of Phase Two of the married quarter's development in terms of noise or disturbance in compliance with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan.

6. The proposal includes energy conservation measures such as solar hot water and natural daylight and ventilation in compliance with Policy R/ENV14 and R/ENV15 of the Gosport Borough Local Plan and it is proposed to attach planning conditions to deal with the possibility of land contamination from the previous military use, in compliance with Policy R/ENV5.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. The proposal is an acceptable use outside of the Urban Area Boundary and will not detract from the character or appearance of the area, or diminish the Gosport/Fareham Strategic Gap visually or physically, or prejudice the proper comprehensive development of the adjoining land. Adequate provision has been made for access and parking and the proposals will not have an adverse impact on the amenities of adjoining residents. As such the proposal complies with Policies R/DP1, R/DP6, R/T2, R/T3, R/T10, R/T11, R/EMP2, R/MOD2, R/BH8, R/OS1, R/OS2, R/ENV2, R/ENV5, R/ENV9, R/ENV10, R/ENV14, 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 facing and roofing materials shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the 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 shall be submitted to and approved in writing by the Local Planning Authority before work relating to that part of the development is commenced. The development shall thereafter be implemented in accordance with the approved details. These details shall include hard surfacing materials, all boundary treatment, 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.

4. No development above slab level shall take place until full details of the soft landscaping works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved. These details should include a planting scheme showing species, numbers, densities, heights and a future maintenance scheme and details of the landscape bund.

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.

5. The approved landscaping scheme 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.

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

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

7. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 BS1175:2001; and unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice;

and, unless otherwise agreed in writing by the Local Planning Authority.

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future site occupants in compliance with Policy R/ENV5 of the Gosport Borough Local Plan Review.

8. The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 7(c) that any remediation scheme required and approved under the provision of condition 7(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme

b) photographs of the remediation works in progress

c) certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 7(c).

Reason - To prevent pollution of the water environment and in the interests of the safety and amenity of future site occupants in compliance with Policy R/ENV5 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 08.
APPLICATION NUMBER: K16756/1
APPLICANT: First Alliance (Fareham Reach No.3) Ltd
DATE REGISTERED: 27.11.2007

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A BUILDERS MERCHANTS (SUI GENERIS) WITH ASSOCIATED ACCESS, SERVICING, CAR PARKING AND LANDSCAPING
154 (Site A) Fareham Road Gosport Hampshire PO13 0AU

The Site and the proposal

The application site is located on the former Cyanamid site and was originally used as the factory sport and social club. It comprises approximately 0.56 hectares of land occupied by vacant buildings with a total floor space of 1,070 sq metres. It is set back from Fareham Road behind a landscape strip c. 10 metres wide which is laid to lawn with a number of mature trees. There are future proposals to widen Fareham Road at this point and Hampshire County Council have indicated they would welcome proposals to safeguard part of the land for this purpose.

The principal accesses to the industrial estate as a whole are provided by traffic controlled junctions, one at Lederle Road and one to the north just inside the Borough boundary. There is also limited access from two points between these junctions, one of which originally served this site.

The proposal is to demolish the existing buildings and erect a purpose built builders merchants storage unit with a small trade counter. The new building will be single storey and approximately 14 metres high to the eaves. It will provide 1,453 square metres of floor space at the back edge of the site with a service yard and storage areas to the front and a parking area to the side which will accommodate 16 cars (8 for staff) and 12 cycle parking spaces. There will be a small customer entrance on the south side. Modifications to the existing access will ensure vehicles will only be able to exit the site by turning into the estate and heading north. The landscape strip adjacent to Fareham Road will be maintained and additional landscaping works undertaken. A boundary fence and gates will be erected to secure the site.

A builders merchants does not have a specified use class under the Town and Country Planning (Use Classes) Order 1987 (as amended) and is therefore considered 'sui generis'. This building is to be occupied by Jewsons as a warehouse with trade sales with limited sales to the general public (c.10%). The applicant has stated that the majority of their sales are made through telephone/fax orders and delivered to the customer directly. It is anticipated that the operation will generate 15 jobs.

Relevant Planning History

K12345/66 change of use from leisure/social club to offices/research and development (class B1a and B1b) And Revised Access To A.32 permitted
K12345/68 change of use and sub-division of existing planning unit into multiple undefined planning units for industrial (class B1 and B2) and storage/distribution (class B8) uses permitted 01/4/04
K16756 change of use of former works sports and social club to childrens day nursery (class D2) permitted 07/10/04

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/CH1
Development within the Coastal Zone
R/DP1
General Standards of Development within the Urban Area

R/EMP3
Protection of Existing Employment Sites from Inappropriate Development
R/EMP5
Extension of Existing Employment Uses and Redevelopment of Redundant Employment Sites
R/EMP7
Low Employment Generating Uses
R/ENV14
Energy Conservation
R/ENV15
Renewable Energy
R/T2
New Development
R/T3
Internal Layout of Sites
R/T10
Traffic Management
R/T11
Access and Parking
R/S1
Shopping and Commercial Allocations
R/S2
Location of Additional Shopping & Leisure Floorspace

Consultations

Traffic Management	No objection subject to conditions requiring the submission of details and implementation of vehicle controls and traffic management measures to control traffic movements onto the A32 in the interests of road safety, and submitting a detailed Travel Plan to encourage non car travel, and the provision of cycle parking
Building Control	Proposals including fire service access are satisfactory.

Response to Public Advertisement

nil

Principal Issues

1. The main issues in this case are the principle of this type of use within a general industrial site, the design of the development and how it relates to the character and appearance of the area, the traffic generated by the proposal and the impact in terms of highway safety, and the provision to be made for car and cycle parking.
2. The site is located within the Urban Area and Coastal Zone and allocated for Employment within the Local Plan Review. Planning permission K12345/68 allowed for a maximum of 60% of the gross floor space of the former Cyanamid site to be used for non B1 and B2 uses and this proposal will not exceed that restriction. Builders merchants are compatible with industrial operations and, although classed as 'sui generis', the use has an affiliation with storage and distribution (B8). The retail element of the proposal is small and will be controlled through a legal agreement. Consequently the proposal will not have an adverse impact on the retail function of the designated shopping centres within the Borough. The proposal has a low employment density equivalent to 1

job per 97 sq metres whereas most general warehousing uses equate to 1 job per 50 sq metres. However this was the sport and social club and has been given consent for a day nursery. On balance I therefore consider the use is appropriate in this location and complies with Policies R/EMP3, R/EMP5, R/EMP7, R/S1 and R/S2.

3. The proposed building has an industrial appearance which is appropriate in this location. It is set back from Fareham Road behind a landscape buffer which will be retained to ensure that the development reflects the open character of the area. There will be no impact on the coastal zone. Details of the materials, security fencing and landscaping will be required by condition. As such the proposal complies with Policy R/DP1 and R/CH1.

4. The application includes measures to control access and egress to minimise the traffic impact on the uncontrolled junction with the A32. The submission of details and implementation of vehicle controls and traffic management measures to control traffic movements will be required by condition. As such there will be no adverse impact on highway safety. Whilst it is difficult to influence customer travel choices, a Travel Plan will ensure opportunities are taken to reduce employees' dependence on the use of the private car. Car and cycle parking provision is sufficient and details of the layout and the implementation of the approved measures will be required by condition. The proposal therefore complies with Policies R/T2, R/T3, R/T10 and R/T11.

RECOMMENDATION: Grant Permission

Subject to Section 106 obligation to

1. Control the way the use operates with regards to sales to the general public
2. Offering to Safeguard land should the highways authority purpose to widen the A32.

Reasons for granting permission:

1. Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other considerations, the use and design are appropriate in this location and the limited sale to the public will not have an adverse impact on the retail function of the designated shopping centres within the Borough. Measures to restrict access and egress will mitigate against any impact on highway safety and a travel plan will discourage reliance on the private car. Adequate provision is made for car and cycle storage. As such the proposal complies with Policies R/DP1, R/CH1, R/T2, R/T3, R/T10, R/T11, R/EMP3, R/EMP5, R/EMP7, R/S1 and R/S2 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.

2. Before development commences a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out the measures and targets to be introduced to reduce reliance on the private car for both staff and customers accessing the development, the timescale for introduction of such measures and method of monitoring expected decrease in car use. The development shall not be brought into use until arrangements have been put in place and agreed by the Local Planning Authority in writing to ensure the Travel Plan is implemented in accordance with the approved details.

Reason – To reduce reliance on the private car and to comply with Policy R/T2 of the Gosport Borough Local Plan Review.

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

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

4. Before development commences a traffic management plan to control vehicle movements to and from the site onto the A32 Fareham Road shall be submitted to and approved by the Local Planning Authority in writing. The measures within the traffic management plan shall be fully implemented before the development is first brought into use.

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

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

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

6. Details of the boundary fences and gates shall be submitted to, and approved by, the Local Planning Authority before works above slab level are commenced. The development shall thereafter be implemented in accordance with the approved details.

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

7. No goods, plant or material shall be deposited or stored in the open or displayed for sale in the open on the site without the prior consent in writing of the Local Planning Authority.

Reason - In order to protect the amenities of the area, and to comply with Policies R/DP1, R/EMP5 and R/EMP6 of the Gosport Borough Local Plan Review.

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

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

9. The approved landscaping scheme shall be completed within the next planting season following completion of the building shell, 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.

10. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking, turning, 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.

ITEM NUMBER: 09.
APPLICATION NUMBER: K9356/1
APPLICANT: Mr Matthew Fitch
DATE REGISTERED: 08.01.2008

**ERECTION OF SECOND FLOOR AND CONVERSION OF EXISTING DWELLING TO 6
SELF CONTAINED ONE BEDROOM FLATS (CONSERVATION AREA)
116 - 118 Priory Road Gosport Hampshire PO12 4LQ**

The Site and the proposal

The application site is located on the southern side of Priory Road to the west of Green Lane and to the east of The Square. The site is situated in Hardway Conservation Area and is named Clarence House. The house is currently a single dwelling but was originally constructed as a pair of semi-detached dwellings. The property has been extended many times throughout the years and little evidence of the original fabric is visible. It is approximately 8.3 metres in height. To the east of the site there are 3 two storey terrace dwellings at the same height as the existing dwelling. To the west of the site is a neo Georgian house (number 112) which is approximately 8.8 metres in height. It is separated from the application site by a drive to number 114 Priory Road and by the side garden of number 112. This gives a separation distance of 9 metres between the western boundary of the application site and the side elevation of number 112 Priory Road. Number 112 has one first floor window in the side elevation which is obscure glazed. The property to the south, number 114 is separated from the application property by 18 metres. It is a two storey dwelling and located to the rear of the plot with no rear garden. Along the driveway of number 114 there is a planting strip with a number of trees and shrubs. The application site is L-shaped and is 11 metres in width for most of the site and 5.4 metres in width to the rear of the site. The site is approximately a metre lower than the adjacent ground level to the west.

The application is to erect a second floor to the existing building which will increase the parapet to 8.8 metres in height, and to divide the building into six self-contained flats. The front elevation is of a modern design and has strong vertical lines with Juliette balconies. The western side elevation is plain apart from the four windows on each of the three floors: to the lounge, kitchen, dining area and bedroom. The eastern side elevation has two windows on each of the three floors, one to the kitchen and one to the bedroom. Directly to the rear of the building will be a shared amenity area and to the rear of that will be the bin and cycle store with a further small area for shared amenity space. The combined area for amenity space is approximately 100 square metres. Visitor cycle spaces will be provided by way of loops on the sides of the building. There is pedestrian only access to the rear of the site. Six car parking spaces have been indicated at the front of the dwelling, three with direct access from Priory Road and three via the driveway.

Relevant Planning History

K3675 - conversion into 2 flats - permitted - 03.02.61
K9356 - construction of a new roof - permitted - 10.05.77

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/H7

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

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/OS8
Recreational Space for New Residential Developments
R/T11
Access and Parking

Consultations

Traffic Management	no response to date
Streetscene (Parks & Horticulture)	no response
Streetscene (Waste & Cleansing)	If the preferred option of communal bins is not possible then each flat would require 1 x 140 litre domestic and 1 x 140 litre recycling and not 120 litre as suggested. A designated collection point for bins would be required at the front of the property adjacent to the public highway.
Building Control	The proposed internal layout is not satisfactory and this may affect the external appearance if changed. Fire service access appears satisfactory.
The Gosport Society	no response to date

Response to Public Advertisement

2 letters of objection:

Issues raised: design not in keeping; side windows will overlook; type of windows; car parking; cycle parking; parking on road; de-value surrounding properties; over development; noise and light pollution; no need for more flats; plans do not give clear impression of adjacent buildings; insufficient structure to take further floor; emergency access

Principal Issues

1. The application site is within the existing 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 de-valuation of adjacent properties is not a material planning consideration and parking on the road on double yellow lines is a police matter. The main issues in this case are therefore the design of the development and whether it preserves and enhances the character and appearance of the Conservation Area density, the amenities of the occupiers of neighbouring properties, the provision for car and cycle parking, amenity and open space and refuse storage and collection.

2. The density of the proposal is extremely high at 120 dwellings per hectare and the site is located 2.5km from Principal and District Centres and does not have good access to public transport. Policy R/H4 of the Gosport Borough Local states that development proposals should be provided at a density of 30-50 dwellings per hectare. The high density therefore is likely to increase reliance on the private car. As such the proposal is contrary to Policies RT2 and R/H4 of the Gosport Borough Local Plan Review. Furthermore as a result of the high density the useable amenity space provided is under that required within Appendix B of the Gosport Borough Local Plan Review and gives a further indication of overdevelopment.

3. The proposed front elevation with its two vertical elements is of a sympathetic design and will be a significant improvement to the existing building. The modern interpretation of an historic building is entirely appropriate in this location. However the increase in the height of the building does not reflect the height of the terrace to the east and whilst it is recognised that the property to the east is higher, due to the separation between these two properties the proposal would be viewed against the adjacent properties to the west. As such the increase in height above these buildings is out of keeping. Furthermore the western elevation in particular is very bland and lacking in any architectural detail. As such it is considered that the proposal would be detrimental to the streetscene and neither preserve or enhance the character and appearance of the Conservation Area, contrary to policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

4. Due to the position of the first and second floor windows in the western side elevation the proposal will result in an unacceptable level of overlooking and a resultant loss of privacy. As a result of the limited separation distances between the rear elevation and the property to the rear, the proposal will result in unacceptable level of overlooking and loss of privacy as such the proposal does not comply with policy R/DP1 of the Gosport Borough Local Plan Review. However the noise and light emanating from the plot will not be greater than from a normal residential property.

5. The secure cycle parking is acceptable, and meets current standards. Visitor cycle spaces can be provided by loops on the side of the building. Whilst the plan indicates six car parking spaces the layout is such that it provides inadequate room for the parking and turning to allow cars to enter and leave in a forward gear.

6. The bin storage shown to the rear of the site is satisfactory provided that the stores are adequate size to house two 240 litre bins. However a bin collection area would need to be provided at the front of the site from where the bins can be collected from on the allocated refuse day. On the basis of the current layout there is insufficient room to the front of the site and as such the proposal is unacceptable.

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. Without this provision the proposal would be contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Refuse

For the following reasons:-

1. The density of the proposed development is too high in this inaccessible location and results in an unsustainable form of development which is likely to increase the reliance on the private car. As such the proposal is contrary to Policies RT2 and R/H4 of the Gosport Borough Local Plan Review.

2. The proposal by reason of its height, design and overall mass would have a detrimental impact on the street scene and neither preserve or enhance the character and appearance of the Hardway Conservation Area. As such it is contrary to Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

3. Having regard to its orientation, its relationship to the adjoining development and lack of amenity space the proposal by reason of its design, height and overall mass would result in an unsatisfactory living environment for existing and prospective residents in terms of outlook and privacy contrary to Policies R/DP1 and R/H7 of the Gosport Borough Local Plan Review.

4. The proposal by reason of its layout does not provide sufficient access and manoeuvring space for the safe and convenient use of parking spaces contrary to Policy R/T11 of the Gosport Borough Local Plan Review.

5. The proposal does not make satisfactory provision for refuse collection, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 10.
APPLICATION NUMBER: K17348/1
APPLICANT: Principal Estates
DATE REGISTERED: 10.12.2007

ERECTION OF A TERRACE OF THREE HOUSES (2no. 2 BEDROOM AND 1no. 3 BEDROOM)
77A Clayhall Road Gosport Hampshire PO12 2AH

The Site and the proposal

The application site is an L shaped piece of land of 0.08 hectare in area located on the north side of Clayhall Road adjacent to the south side of Mabey Close. An extended 5 bedroom bungalow on the site has recently been demolished. Public views into the site from the south are constrained by a terrace of 6 two storey houses, 79-89 Clayhall Road, and a pair of semi-detached houses, 75 and 77 Clayhall Road and from the north, east and west by 1.6 to 1.8 metre high boundary fencing. There several conifer trees along the north and west boundary to the site and a multi stemmed Goat Willow tree on the southern boundary to the rear of 83 Clayhall Road. The two storey rear elements of the terrace of houses fronting Clayhall Road are over 20 metres from the application site boundary. Access to the site is via a private drive located between numbers 77 and 79 Clayhall Road which also provides access to a pedestrian gate serving the rear garden of 83 Clayhall Road. Double yellow line waiting restrictions apply along the whole north side of Clayhall Road from Mabey Close to Haslar Road.

Clayhall Road is fronted by a mixture of two storey detached, semi-detached and terraced dwellings in a variety of different designs and materials. The rear garden to 77 Clayhall Road adjoins the western boundary to the application site and contains a garage at its northern end accessed from Mabey Close. There is a secondary kitchen window and an obscure glazed larder window in the side elevation of this property. There is a narrow landscaped margin and lay-by adjacent to the northern site boundary situated on the southern side of Mabey Close. There is no available access to the site from Mabey Close. Mabey Close is a cul-de-sac and contains two storey terraced houses with mono-pitched roofs and a number of single storey aged-person bungalows. To the east of the site there is a detached house in a large plot with an extensive back garden that has a 10 metres long garage with a ridged roof located adjacent to the application site boundary. The site is located 70 metres away from Clayhall Stores (which is open for business between 5.45am and 8.30pm Monday to Saturday and 6am and 12pm Sunday), the Fighting Cocks public house, and St Francis Church. Alverstoke Village Local Shopping Centre is located at the western end of Clayhall Road approximately 1200 metres away. Clayhall Road is on a bus route that takes passengers east to Gosport Town Centre via Haslar Hospital or west to the Town Centre via Alverstoke.

Planning consent was granted in September last year for the erection of 4 elderly person bungalows on the site however the same applicant is now proposing to erect a terrace of 3 houses instead. The terrace is to face east-west and contain 2 two bedroom houses and 1 three bedroom house at the southern end. They are to be constructed of red brick with a brick string course between the floor levels and brick arches over the windows with brick sills under a hipped roof of plain brown tiles. There will be a projecting two storey element on the southern side elevation of the three bedroom house under a subservient hipped roof. The houses at each end of the terrace are to have a single window at first floor level in their side elevations serving the bathroom. These windows are to be obscure glazed. The east facing rear gardens are to be between 9.5 and 11 metres deep. There will be some open garden space at the front of the properties which will have lean to tiled porch roofs over the front doors. To the west of the terrace at the end of the proposed tarmac surfaced private drive there will be a parking and turning area. There are 6 car parking spaces altogether, two for each of the houses. There are to be lockable long stay timber built cycle stores in each of the back gardens. Details have also been provided of visitor cycle hoops. A bin collection point is also to be provided 15 metres to the north of Clayhall Road along the eastern side of the drive. A 1.5 metres high brick wall is to be erected along the western boundary to the site to

the side of 77 Clayhall Road where it has windows rising to 1.8 metres with a new 2.0 metres high brick boundary wall around the side and rear boundary to the back garden serving 79 and 81 Clayhall Road. The existing pedestrian gate to the rear garden of 83 is to be retained with a new 1.8 metres high close boarded fence to extend along the southern boundary to the site. The boundary treatment to the north is to be replaced with a new 1 metre high wall with brick piers and 1 metre high railings between adjacent to Mabey Close. A tree report has been submitted with the application in respect of the Goat Willow tree that was to be retained as part of the previous planning consent granted on the site. This report concludes that as the tree is growing in a raised bank in an unstable soil structure and leaning towards neighbouring property with exposed roots it should be removed immediately.

Relevant Planning History

K17348 - residential redevelopment by the erection of four aged person bungalows, (2no. two bedroom and 2no. one bedroom) permitted 14.09.07.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP8

Protection of Trees

R/H4

Housing Densities

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

Consultations

Traffic Management

There is an existing established vehicular access from Clayhall Road. The access road is not of uniform width but even at the narrowest point the width of the access is 2.9m and will still allow a car to pass a pedestrian.

There are waiting restrictions on the northern side of Clayhall Road, which together with the low front boundary walls of the properties either side of the site entrance afford good levels of visibility for vehicles exiting the site. Adequate provision is made for car parking and long stay cycle storage. Details required by condition of the location of the short stay cycle parking.

Streetscene (Parks & Horticulture)

The Goat Willow tree is unstable and not worthy of retention or protection by a Tree Preservation Order.

Streetscene (Waste & Cleansing)

Each property will require 1x240 litre recycling bin and 1x240 litre domestic bin which will have to be moved to the collection point shown for collection.

Building Control

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

Response to Public Advertisement

5 letters of objection

Issues raised: concern at amount of traffic using access; access can be quite dangerous at certain times of the day, it would be easier and safer for vehicles to access via Mabey Close; first floor window overlooking rear of properties in Clayhall Road; two storey building will be an eye sore; original building and previous proposal was only one storey high; rear gardens will be overlooked; do not wish to see Goat Willow tree removed and have to look at a brick wall; original proposal would be available for persons aged 55 and over thus keeping the quietness of the neighbourhood as it stands; affect on property value; disconcerting that Principal Estates no longer have publicised phone number to contact them on, as all previous numbers have been discontinued.

Principal Issues

1. The site is located within the existing urban area boundary as defined on the Proposals Map of the Gosport Borough Local Plan Review. Consequently the principle of residential development on this site is acceptable and has been established with the grant of planning consent reference K.17348 permitted in September 2007. This proposed development would be at a density of 39 dwellings per hectare, which complies with Policy R/H4 of the Gosport Borough Local Plan Review. Whilst the original intention was to retain the Goat Willow it was never a specimen tree worthy of protection by a Tree Preservation Order. As it is now unstable and not worthy of retention or protection by a Tree Preservation Order its removal does not conflict with Policy R/DP8 of the Gosport Borough Local Plan Review. Access to the site is not available from Mabey Close due to the existence of a strip of land and layby not within the ownership of the applicant, and the application needs to be considered on its merits with the access proposed. The introduction of a further short terrace of houses within an area characterised by other similar properties is unlikely to have any significant impact in terms of creating a noise nuisance in such a residential area. The possible impact on property values is not a material consideration for the Local Planning Authority. There is no requirement when a planning application is submitted by an agent for telephone details of the applicant to be provided, interested parties are able to contact the agent for further details should they wish to do so. The main issues in this case are therefore the acceptability of the design of the proposal, the effects on the character and appearance of the area and amenities of neighbouring occupiers, the impact on highway safety, and the provision to be made for parking, cycle storage, open space, and refuse storage.

2. The proposed houses do not have a frontage with an adjoining road although they will be visible from Mabey Close through the new boundary wall and railings. This boundary wall will improve the visual amenities from Mabey Close in comparison to the existing damaged close boarded fence. The terrace is of a simple form with a hipped roof that reflects the character of the terrace it will sit behind at right angles. The articulation to the southern side elevation and incorporation of a subservient element to the roof adds visual interest to the building when viewed from neighbouring properties. The materials and detailed design are appropriate and acceptable in such a location. In view of its scale and position at the end of a long private drive with new high brick walls on each side the properties will not be easily seen from any public view point in Clayhall Road. The properties will have private rear gardens of adequate size. Consequently there will be no adverse impact on the character and appearance of the area.

3. As the adjacent houses have relatively long gardens and the terrace will have its narrowest end facing the properties located to the south there will be no loss of light or significant impact on the outlook from existing dwellings. Given the orientation of the properties and the fact that there will only be an obscure glazed bathroom window at first floor level facing the backs of properties fronting Clayhall Road, and a separation distance of between 22 and 25 metres between first floor

elevations there will be no loss of privacy. A condition is proposed requiring the first floor bathroom window in the side elevation of plot 3 to be obscure glazed and retained in that condition to ensure the continued protection of the privacy of the occupiers of properties located to the south fronting Clayhall Road. Whilst first floor windows will overlook the ends of some the long gardens located to the east and west and along Mabey Close these are already overlooked to a degree by the existing properties. There are to be 1.8 and 2 metres high walls on either side of the drive with a 1.5 metres high wall in front of the windows which do not serve habitable rooms located in the side elevation of number 77 Clayhall Road so the proposal will not result in any significant additional noise and disturbance to the neighbouring residents. Therefore the development will not detrimental to the amenities of neighbouring occupiers.

4. The width of the access serving the development is considered to be acceptable in principle. There are waiting restrictions on the northern side of Clayhall Road, which, together with the low front boundary walls of the properties either side of the site entrance, afford good levels of visibility for vehicles entering and leaving the site. The site entrance is on a side of the road where there are no parked cars. As such the access to the four proposed dwellings is acceptable in highway terms.

5. Car parking provision accords with maximum standards and the turning area will allow vehicles to turn on site in order to enter and leave in a forward gear. The level of secure cycle provision and visitor cycle parking complies with minimum standards and as such the proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review. A condition is proposed requiring details of the precise location of the visitor cycle hoops to be submitted for approval. A pick up point for refuse is indicated on the plans near the entrance to the drive and there is adequate space to store bins within the proposed garden areas.

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, in accordance with Policy R/OS8 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

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

Reasons for granting permission:

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

Subject to the following conditions:-

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

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

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

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

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

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

4. The approved facilities for the long stay 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.

5. Before the development hereby permitted is first brought into use details of the precise location of the short stay cycle storage facilities to be provided shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason - 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 driveway and turning space shown on the approved plan shall have been constructed to enable vehicles to enter and leave the site in a forward gear and this shall be retained and be kept available for that purpose at all times.

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

7. 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.

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

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. Full details of the hard landscaping works 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 implemented 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.

10. The first floor bathroom window on the southern side elevation of the house on plot 3 shall be glazed with obscure glass and shall be retained in that condition.

Reason - To preserve the amenity of the adjoining properties, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 11.
APPLICATION NUMBER: K12222/2
APPLICANT: Mr R Morton
DATE REGISTERED: 02.01.2008

ERECTION OF A FIRST FLOOR REAR EXTENSION, SINGLE STOREY FRONT AND REAR EXTENSIONS AND CONVERSION OF EXISTING DWELLING TO CREATE TWO FLATS

13 Ford Road Gosport Hampshire PO12 3ET

The Site and the proposal

The application site is located on the north-eastern side of Ford Road. The property is a mid-terrace dwelling with a two windows on either side of the front porch and three windows at first floor level. There is a small brick wall to the front of the property. To the rear of the existing dwelling is a two storey extension, single storey extension and a conservatory attached to the two storey extension. There is pedestrian access to the rear of the site. There is a 1.8 metre fence on the south-eastern boundary and a 1.6 metre wall on the north-western boundary. The property to the south-east extends to the same depth as the single storey rear extension on the application property and the property to the north-west extends to the same depth as the existing two storey extension on the application property.

The application is to convert the property into a ground floor 2 bedroom flat and first floor 1 bedroom flat. The proposal also includes a first floor rear extension, a single storey rear extension, and a single storey front extension. The properties will share a front door but will have separate internal doors inside. The proposed first floor extension will be the same depth as the existing two storey rear extension and extend to the same depth as the adjacent to the property the south-east. The existing conservatory will be replaced by a single storey rear extension on the same footprint. The front extension will be 1.2 metres in depth and 7.3 metres in width and will replace the existing porch.

Relevant Planning History

K12222 - sub-division of existing dwelling to form 2 dwellings and erection of a two storey rear extension - permitted - 23.10.85
K12222/1 - erection of a two storey rear extension - permitted - 30.05.86

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/DP7
Additions, Extensions and Alterations
- R/H4
Housing Densities
- R/H7
Conversion and Sub-division of Properties to Provide Residential Accommodation or Residential Institutions
- R/T11
Access and Parking
- R/OS8
Recreational Space for New Residential Developments

Consultations

Traffic Management	no objection, subject to the condition of cycle details
Streetscene (Waste & Cleansing)	Each flat would require 1 x 140 litre domestic and 1x 140 litre recycling bin.
Building Control	Fire access appears satisfactory

Response to Public Advertisement

1 letter of objections

Issues raised: parking problems in area; not suitable location for flats

Principal Issues

1. The application site is within the existing 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 main issues in this case are therefore the acceptability of the design of the alterations, density, the impact on the character of the area, the amenities of the occupiers of neighbouring properties, car and cycle parking, refuse storage and open space

2. Policy R/H4 of the Gosport Borough Local Plan Review makes provision for higher density housing in locations that are close to principle or district centres or are in areas with good access to public transport. The site is not close to a principle or district centre. However it is in close proximity to the facilities within Brockhurst Road and the stops for buses linking Brockhurst Road to the Town Centre. The density would rise from 71 to 142 dwellings per hectare. Whilst it is recognised this is high, as there is only one additional unit the proposal is considered acceptable. The design of the proposed extensions are acceptable and will be sympathetic to the existing dwelling. The proposal from the outside will still appear as one dwelling so will not have any impact on the character of the area.

3. Due to the limited size of the front extension the proposal will not impact on the adjoining neighbours. As the first floor extension does not extend past the rear elevation of the adjacent properties and as the rear extension just replaces the existing conservatory on the same footprint, the proposal will not have a detrimental impact on the amenities of the neighbouring properties in terms of light, outlook and privacy.

4. The rear garden will be shared and will provide satisfactory level of useable private amenity space for the occupants and adequate storage space for wheelie bins.

5. Although there is no off road car parking provision, there is adequate on road parking as there are large parking bays on the other side of the road. It is considered that the parking requirements for an additional one bedroom flat is limited and will not cause a problem to parking in the area or highway safety.

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

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

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

Reasons for granting permission:

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

Subject to the following conditions:-

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

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

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

Reason - To ensure satisfactory visual relationship of the new development to the existing, and to comply with Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

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

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

ITEM NUMBER: 12.
APPLICATION NUMBER: K6290/7
APPLICANT: Mr Doug Scorey
DATE REGISTERED: 02.01.2008

ERECTION OF TWO STOREY LINK EXTENSION BETWEEN RUSSELL CHURCHER COURT AND GOYDA HOUSE AND INTERNAL ALTERATIONS TO PROVIDE 2NO.SINGLE BEDSITS AND ALTERATIONS TO EXISTING DISABLED ACCESS RAMP (as amended by plans received 28.02.08)
Russell Churcher Court / Goyda House Melrose Gardens Gosport Hampshire PO12 3BE

The Site and the proposal

The application site is located at the southern end of the Melrose Gardens cul-de-sac. Russell Churcher Court and Goyda House are two storey pitched roof care homes providing accommodation for 43 residents. There is a private garden area to the south of the site which backs directly onto the rear gardens of the dwellings located on Harding Road. These are two storey terraced properties whose rear elevations are located between 15-25 metres from the southern elevations of Russell Churcher Court and Goyda House. The southern elevations of the properties to the north (Clare House and Numbers 3-11 Station Road) have a separation distance of between 20-30 metres to the northern elevations of the application buildings. There is a parking area to the front of the site providing 25 car parking spaces.

It is proposed to erect a two storey link extension between Russell Churcher Court and Goyda House. The extension will accommodate 2 new bedsits and 2 new bathrooms and will introduce 2 ground floor and 2 first floor windows in the front elevation and a single ground floor and a single first floor window in the rear elevation. An existing scooter store which is currently attached to the eastern wall of Goyda House is to be demolished in order to accommodate the extension. The scooter store is to be relocated on the ground floor of Goyda House and will be accessed via a new single door in the northern elevation. The existing disabled access ramp and railings at the front of Goyda House are to be extended to achieve this arrangement. A door and first floor window in the western elevation of Russell Churcher Court are to be removed and bricked up.

The existing hairdressers/ chiropodist room, staff laundry room and 2 existing public bathrooms are to be replaced by 4 bedsits. However, 4 existing bedsits are to be replaced by a new public bathroom and hairdressers/ chiropodist, the new scooter store and public laundry, a new staff laundry room and a new bathroom and store. As such, the proposed development will provide a net gain of 2 new bedsits, one additional store room and one additional public laundry room. The number of public bathrooms will remain unchanged.

A single door and first floor window in the western elevation and a single first floor window in the eastern elevation are to be removed.

Relevant Planning History

K13511 - (Outline) erection of two storey nursing home for 34 residents (Phase 2), permitted 14.03.90
K13511/1 - (Phase 1) two storey building comprising offices/ workshop first floor residential accommodation/ car parking, permitted 14.03.90
K13511/2 - erection of two storey nursing home for 34 frail elderly persons and construct new access and car parking (Phase 2), permitted 13.07.90
K13511/3 - siting of temporary building for workshop/ storage use, permitted 01.04.92
K6290 - 3 No. two storey blocks of Almhouses and one storey block comprising of a common room and a matron's flat, permitted 20.09.68

K6290/4 - construction of disabled persons access ramps, permitted 29.03.99
K6290/5 - erection of single storey community clubroom, permitted 02.06.00
K6290/6 - erection of cycle store building adjacent to Goyda House, permitted 20.11.00

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/H8
Accommodation for the elderly
R/T11
Access and Parking

Consultations

Traffic Management	no objection
Building Control	no objection
National Care Standards Commission	no comments received

Response to Public Advertisement

1 Letter of objection.
Issues raised: overlooking; loss of privacy; loss of light; should permission be granted conditions to maintain privacy should include retention /enhancement of planting.

Principal Issues

1. The application site is located within the Urban Area Boundary as identified on the proposals map of the Gosport Borough Local Plan Review. Russell Churcher Court and Goyda House are existing care homes with good links to public transport and level access to shops and other facilities. The principle of the development is therefore acceptable. The main issues in this case are the acceptability of the design of the link extension and external alterations and the impact of the development on the amenities of the occupiers of Russell Churcher Court/ Goyda House and all other neighbouring properties and on the traffic conditions in the locality.
2. The roof shape is compatible with the existing roof form and will be built to the same height as Goyda House. The design of the proposed windows and door relate well to the existing buildings and the alteration to the access ramp is not detrimental to the appearance of either building. As such, I do not consider that the proposed development will have a detrimental impact on the visual amenity of the area and is acceptable in this location.
3. Given the separation distance between the proposed extension and the properties to the north and south, the position of the existing and proposed windows and the fact the proposed extension will not extend beyond the existing front or rear elevations, the development will not have a detrimental impact on the amenities of the occupiers of Goyda House/ Russell Churcher Court or any other neighbouring dwellings in terms of loss of light or outlook. The development is well screened from the properties to the south by a number of substantial trees and the introduction of new ground and first floor windows will not increase the propensity to overlook any adjoining residence over and above that which currently exists. As such, there will not be a detrimental impact in terms of loss of privacy.

4. The site has good links to public transport and local facilities and has 25 existing car parking spaces. As such, the addition of 2 new bedsits will not affect the traffic conditions of the locality. The new scooter store will be accessed via level access paths and a suitable access ramp. A condition is required to ensure that the door to the scooter store is incapable of opening outwards to ensure the safety of the users of this facility. In light of the above and subject to this condition, the proposal complies with Policy R/T11 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 development as proposed will not have a detrimental impact on the amenities of the occupiers of Russell Churcher Court, Goyda House or any other property, the visual amenity of the area and traffic conditions in the locality. As such, the development complies with Policies R/DP1, R/DP7, R/H8 and R/T11 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. The materials to be used shall match in type, colour and texture, those on the existing building unless otherwise agreed in writing with the Local Planning Authority.

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

3. The door in the ground floor of the northern elevation hereby approved shall be installed in such a manner so as to be incapable of opening out over the adjoining disabled access ramp and shall be so maintained thereafter.

Reason - To ensure the safety of the users of the scooter store and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

4. All alterations to external elevations shall be made good using matching and, where available, salvaged materials.

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

ITEM NUMBER: 13.
APPLICATION NUMBER: K6607/11
APPLICANT: Gosport Borough Council
DATE REGISTERED: 04.01.2008

REGULATION 4 - ERECTION OF REPLACEMENT RAILINGS (LISTED BUILDING)
Alverbank Country House Hotel Stokes Bay Road Gosport Hampshire PO12 2QT

The Site and the proposal

The application site is located on the northern side of Stokes Bay Road and forms part of Stanley Park which is a Park and Garden of Local Historic Interest. The Alverbank Hotel and Cottage are Grade II listed buildings and are surrounded mostly by woodland. The perimeter of the site is enclosed by two styles of fencing: older sharp pointed railings and newer bow topped railings

The application is to replace the existing sharp pointed railings with bow top railings. The railings will be 1.8 metres in height on the western boundary and 1.5 metres in height on the eastern and southern boundaries surrounding the main building. The railings on the northern and eastern boundaries of the cottage will also be replaced by 1.5 metre railings, which will match the newer bow topped railings surrounding the site.

Relevant Planning History

K6607 - Alterations to provide new extensions - Permitted - 22.09.69
K6607/1 - Change of use from a hotel and a restaurant to full on Licensed Hotel - Permitted - 23.03.72
K6607/2 - Erect an external staircase as means of escape in a fire - Permitted -16.07.74
K6607/3 - Installation of toilet facilities and an extraction duct - Refused- 01.10.84
K6607/4 - Installation of an extraction duct - Refused - 01.10.84
K6607/5 - Listed Building Application - Installation of internal doorway - Permitted - 17.10.96
K6607/6 - Construction of extension to car park - Permitted - 15.07.98
K6607/7 - Erection of glazed link, function rooms and covered walkway - Permitted - 16.08.00
K6607/8 - Listed Building Application - Erection of glazed link, function room and covered walkway - Permitted - 16.08.00
K.6607/9 - Installation of 4no. in ground up-lighters to illuminate bridge (Listed Building) - Permitted - 18.07.01
K.6607/10 - Listed Building Application - Installation of 4no. in ground up-lighters to illuminate bridge - Permitted - 17.07.01

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area

Consultations

Traffic Management	no objection
The Gosport Society	no objection

Response to Public Advertisement

nil.

Principal Issues

1. The only issue in this case is design. The new railings will match the existing and will not have a detrimental impact on the setting of the listed building and the Park and Garden of Local Historic Interest.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. The railings are of an appropriate design and will not have a detrimental impact on the setting of the listed building or the Park and Garden of Local Historic Interest. As such, the proposal complies with Policies R/DP1, R/BH3 and R/BH7 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 the colour finish of the railings shall be submitted to and approved in writing by the Local Planning Authority before works related the development are commenced. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure that the external appearance of the railings are satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.