

Please ask for:

Joe Martin

Direct dial:

(023) 9254 5651

Fax:

(023) 9254 5587

E-mail:

Joe.martin@gosport.gov.uk

Monday, 7 January 2008

SUMMONS

MEETING: Regulatory Board
DATE: 15 January 2008
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Joe Martin

Please Note: Site visits have been arranged for 10am at Land Adjacent to Huhtamaki, Rowner Road and 10.30am at Land Adjacent to 90 Green Crescent, on the morning of this 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

Recommended
Minute Format

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

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

3. MINUTES OF THE MEETING OF THE BOARD HELD ON
11 DECEMBER 2007 [copy attached].

4. DEPUTATIONS – STANDING ORDER 3.5

(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday, 11 January 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, 11 January 2008).

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

PART II
Contact Officer:
Pat Aird
Ext 5328

At the meeting of the Regulatory Board on 17 July 2007 Members approved for consultation a 'Local List' of documents to be submitted in order for planning and other applications to be accepted as valid and registered. The consultation was undertaken during the six weeks between 22 October and 10 December 2007. The government issued final guidance on the documents which can be required by Local Planning Authorities on 11 December 2007. In the light of this guidance and comments received the 'Local List' has been finalised and is attached as Appendix A of this report. The new arrangements will apply from 6 April 2008 when use of the standardised national planning application form becomes mandatory

Continued on next page...

7. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 –51/1)*

PART II
Contact Officer:
Pat Aird
Ext 5328

8. 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 11 DECEMBER 2007**

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

It was reported that, in accordance with Standing Order 2.3.6., notice had been received that Councillor Hook would replace Councillor Foster for the duration of this meeting.

117 APOLOGIES

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

118 DECLARATIONS OF INTEREST

- Councillor Carter declared a Personal and Prejudicial interest in item 6/04 (K9913/63 - Fort Blockhouse)

119 MINUTES

RESOLVED: That the Minutes of the Regulatory Board meeting held on 13 November 2007 be approved and signed by the Chairman as a true and correct record.

120 DEPUTATIONS

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

- Item 6/01 – K17320/1 – 6, 7 & 8 Marine Parade West, Lee
- Item 6/02 – K17387 – Land At Lederle Lane, Gosport

121 PUBLIC QUESTIONS

No public questions had been received.

PART II

122 REPORT OF THE DEVELOPMENT SERVICES MANAGER

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

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

123 K17320/1 - ERECTION OF 4 STOREY BLOCK OF 14 FLATS WITH ASSOCIATED CAR AND CYCLE PARKING (as amended by plans received 07.09.07) 6, 7 & 8 Marine Parade East Lee-On-The-Solent

It was noted that Members had attended an informal site visit to assess issues which included: the separation distance between the application site and consequent effect on amenities of occupiers of neighbouring properties; the width and accessibility of the access road, and the impact of the proposal on the character of the area. Officers distributed and summarised to Members a document prepared by a consultant on behalf of the applicant which assessed possible impact as a result of loss of light to Bembridge Lodge. Members were informed that an additional letter of objection had been received which reiterated concerns previously raised.

Mrs Duffy was invited to address the Board as an objector to the application. Mrs Duffy read out a letter submitted by a neighbour, and which was also endorsed by the Lee Residents Association. She felt that the planning report was inaccurate and needed revision in order for Members to make a decision. She added that the proposal contravened policies contained in the Gosport Borough Local Plan, and would set a bad precedent for development on Marine Parade East if approved.

Mrs Roast was invited to address the Board as an objector to the application. Mrs Roast was representing the Lee Residents Association who felt that the report did not properly consider policies contained in the Local Plan and Marine Parade Supplementary Planning Document. She felt that the proposed development was too high, out of scale with surrounding properties and not in character with the rest of Marine Parade East. Mrs Roast added that there was to be a meeting between the Chief Executive, Lee Residents Association and planning officers in due course to discuss problems with the report.

Mr Shepherd was invited to address the Board as an objector to the application. He stated that planning guidelines had not been adhered to with the design of the application. Mr Shepherd believed that there would be a negative impact on neighbours, and a loss of light to his property. He desired a design that aimed to preserve the character of the area.

Mr Fenner, from Roxan Construction, was invited to address the Board in support of the application. He stated that due to the sensitivity of the area he had been in contact with the Conservation Officer for 18 months in an attempt to find a solution within the guidelines of the planning brief. In response to concerns over loss of light to Bembridge Lodge, a report

had been commissioned and had been made available to Members prior to the meeting which concluded that there would be no loss of light to Bembridge Lodge. He clarified the distance of the proposal from the footpath and road and stated that refuse could easily be collected from either the front or rear of the property. He believed that the flat roof style of the proposal was in keeping with Art Deco style properties that were built in more recent decades to the properties that possessed pitched roofs. In response to a question, Mr Fenner confirmed that the flat roof had a 10 year warranty and would not need to be treated for 20 years, with a service charge built in to cover future repairs and maintenance.

Councillor Burgess was invited to address the Board as the Ward Councillor for Lee East. He referred to the Marine Parade Supplementary Planning Document and stated that he did not believe the design of this application to be in keeping with the character of the area.

Members considered the loss of light to neighbouring properties, the position of the building line, the design of the application, the style of the roof in relation to surrounding properties and the height of the proposal. Some Members felt that the design of the building should be more innovative and not attempt to match 60s and 70s style designs. It was moved that the application should be refused on the grounds of an inappropriate roof form and as the design of the proposal did not reflect the special character of Marine Parade East, which would be contrary to Policies R/DP1 and R/DP10 of the Gosport Borough Local Plan Review; A vote was taken on the proposal and the application was refused.

RESOLVED: That application K17320/1 – 6, 7 & 8 Marine Parade East, Lee-On-The-Solent

1. be refused for the following reason.
 - i. The development by reason of its design, and in particular the inappropriate roof form, does not reflect the special character of Marine Parade East and as such would significantly harm the appearance of the area contrary to Policies R/DP1 and R/DP10 of the Gosport Borough Local Plan Review and the Marine Parade Area of Special Character Supplementary Planning Document.
2. authority be delegated to the Borough Solicitor to negotiate and enter into a Section 106 Agreement relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space as without this agreement an additional ground for refusal would be raised.

**124 K17387 - ERECTION OF PLANT FOR THE PRODUCTION AND SUPPLY OF READY MIXED CONCRETE (PLOT 2) (as amended by plans received 16.11.07)
Land At Lederle Lane Gosport Hampshire**

Mr Ward, a planning agent chosen to represent neighbouring businesses, was invited to address the Board in objection to the application. Mr Ward commented on the upmarket nature of the industrial park and the number of jobs that had been created and sustained in the Town by the resident businesses. He estimated that upgrades that would need to be made to his client's businesses in order to ensure their continued good function would come at a significant cost. He believed the work of Cemex to be intrinsically dusty and was concerned with their previous environmental record. In response to the report of the

Development Services Manager, he stated that a B2 use site was not an 'anything goes' site, and referred to policies listed in the Local Plan to support his view that the application should be refused.

My Norbury, Managing Director of Seldon Masts Ltd, was invited to address the Board in objection to the proposal. He drew Members attention to the potentially catastrophic impact that cement dust could have on his aluminium business. Aluminium was said to be rendered useless once it had come into contact with cement dust, and any minor contamination could prove to be dangerous as it would be unidentifiable until it was exposed to salt water, as was the nature of the boat masts they produced. He added that although Cemex had offered assurances that upgrades would be made to neighbouring businesses to negate possibilities for contamination, his company saw this as an admission that things could go wrong in the future. In response to a question, Mr Norbury stated that his company yard area was 20 metres away from the proposed Cemex site and that there was 80 metres between each of the building's rear doors.

Mr Frost, Head of Planning at Cemex, was invited to address the Board in support of the application. He acknowledged that there was always a possibility that dust could escape from a cement plant, but that every opportunity would be taken to prevent this from happening. He stated that a safety permit would be needed before any work could commence and that all concerns had been addressed in previous letters submitted to planning officers, as detailed in the report of the Development Services Manager. In response to a question, Mr Frost confirmed that the HGVs used to transport aggregate would take 20 tonne loads and that there would be one cement tank delivery a day. The majority of HGV movements would be made by cement mixer lorries. He offered that conditions could be enforced by Members of the Board to control the movements of transport HGVs. Mr Frost also confirmed that there would be 4 staff on site at any one time.

Members discussed the impact on highway safety that the proposal could have, as well as the potential loss of amenities to nearby residents and surrounding businesses. Officers clarified that there was always the potential for a less clean business that fell within the realms of a B2 use to take a plot on the site and that there was no particular planning policies within the Gosport Borough Local Plan which could apply to this situation, although the Board could consider the impact on amenities of other users and residents in the area. Members were concerned about the potential loss of jobs and the negative impact on the amenities of surrounding businesses and residents.

Members felt sorry that Cemex was not being welcomed as a new business in the Borough, but were also concerned that the resulting mix of businesses would not be compatible with one another. Members were of the opinion that a better site could be found within the Borough for Cemex to operate from and hoped that, rather than begin an appeal process in the result of a refusal, Cemex would attempt with the Council to find a more suitable location. It was moved that the application should be refused as it would have a detrimental impact on the character, appearance and environment of the area which would likely cause a significant harmful effect on other business operations in the vicinity, contrary to Policies R/EMP5 and R/DP1 of the Gosport Borough Local Plan Review; A vote was taken on the proposal and the application was refused

RESOLVED: That planning application K17387 – Land at Lederle Lane, Gosport be refused for the following reason:

- i The development, by reason of the nature of the operation, dust arising from the open storage and transport of materials to the site, and the potential release of cementitious dust, will have a detrimental impact on the character, appearance and environment of the area which is likely to have a significant harmful effect on other business operations in the vicinity. As such the proposal is contrary to Policy R/EMP5 and R/DP1 of the Gosport Borough Local Plan Review.

**125 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 and plans received 28.11.07)
Land Adjacent To Huhtamaki Rowner Road Gosport Hampshire PO13 0PR**

RESOLVED: That planning application K17440 – Land Adjacent to Huhtamaki, Rowner Road, Gosport be deferred for a site visit.

**126 K9913/63 – ERECTION OF BOATSHED (AMENDED DESIGN TO K9913/61) (CONSERVATION AREA) (as amplified by Flood Risk assessment received 2.11.07, Ground Condition Assessment Report received 14.11.07) and photomontages received 9.11.07)
Fort Blockhouse Dolphin Way Gosport Hampshire PO12 2AB**

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

RESOLVED: That planning application K9913/63 – Fort Blockhouse, Dolphin Way, Gosport be approved subject to the conditions set out in the report of the Development Services Manager, for the following reason.

- i. The development is for the reprovision of existing MOD facilities which will preserve and enhance the conservation area and through appropriate mitigation measures will not have an adverse impact on water quality, controlled waters or human health, or on any features of archaeological importance. It does not pose an increased risk to people and property as a result of flooding or a hazard to highway safety. As such the development complies with Policies R/MOD1, R/BH1, R/BH2, R/BH8, R/OS10, R/OS11, R/ENV1, R/ENV2, R/ENV5, R/ENV1 and R/T11.

**127 K12430/5 – ERECTION OF TWO/THREE STOREY BLOCK OF 5NO. FLATS WITH CAR PARKING (as amplified by letter and ecology report received 22.08.05, Flood Risk Assessment received 23.10.07, letters dated 19.01.06, 27.11.06, 6.12.06 and 24.5.07 and plans received 20.01.06, 29.11.06 and 30.5.07)
Dolman Hall Old Road Gosport Hampshire**

Members were informed that 3 additional letters of objection had been received but no new issues had been raised.

RESOLVED: That planning application K12430/5 – Dolman Hall, Old Road, Gosport be refused, for the following reasons.

- i. The proposal, by reason of its design, layout, mass and density would be out of keeping with the established form and pattern of development in the area and would provide minimal private amenity space for occupiers. As such the proposal represents an overdevelopment of the land available and town cramming, contrary to Policies R/DP1 and R/H4 of the Gosport Borough Local Plan Review.
- ii. Having regard to the prominent location of the site, the proposal by reason of its design, height and overall mass would have a detrimental affect on the character and appearance of the area and the Coastal Zone. As such the proposal is contrary to Policies R/DP1 and R/CH1 of the Gosport Borough Local Plan Review.
- iii. Having regard to its orientation and its relationship to the adjoining development 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 light, outlook and privacy, contrary to Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.
- iv. The proposal does not make satisfactory provision for refuse storage, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.
- v. The proposal does not make satisfactory provision for pedestrian or vehicle access, or access for people with disabilities, contrary to Policies R/DP1, R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan Review.
- vi. Insufficient information has been submitted on the proposed replacement sea wall and the relocation of the existing slipway to identify and assess the possible impacts on the SSSI, SPA and Ramsar Site. As such, the proposal is contrary to Policies R/OS10, R/OS11, R/OS13 and R/CH6 of the Gosport Borough Local Plan Review.
- vii. The possible risks from contamination have not been fully identified and assessed and therefore the suitability of the site for residential development and possible impact on the SSSI/SPA/Ramsar Site are currently unknown. As such, the proposal is contrary to Policies R/DP1, R/ENV5, R/OS10, R/OS11 and R/OS13 of the Gosport Borough Local Plan Review.
- viii. Insufficient information has been submitted to fully consider the risk to and from the development of flooding, contrary to Policies R/ENV1, R/DP1 and R/CH1 of the Gosport Borough Local Plan Review.

**128 K7208/3 - ERECTION OF ADDITIONAL STOREY (2ND FLOOR) TO FORM RESIDENTIAL FLAT, SINGLE STOREY REAR EXTENSION TO SHOP AND ERECTION OF THREE STOREY DETACHED BUILDING AT REAR TO FORM 2NO FLATS (as amended by plans received 12.07.07 and 20.09.07)
145-147 High Street Lee-On-The-Solent**

RESOLVED: That planning application K7208/3 – 145-147 High Street, Lee-On-The-Solent be approved subject 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 proposal is at an acceptable density and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough within an accessible Town Centre location. It will not be detrimental to the viability of the existing retail unit. Due to the appropriate design of the proposal it will improve the visual amenities of the area and will not have a detrimental impact on the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, car parking and cycle and refuse storage. As such the development complies with Policies R/DP1, R/DP7, R/S3, R/S6, R/S7, R/H4, R/T11 and R/OS8 of the Gosport Borough Local Plan Review.

**129 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**

Members were informed that 4 letters of objection had now been received which raised concerns over the position of the southern boundary; the loss and condition of the existing garages; overlooking and loss of sunlight to neighbouring properties; a previous refused application and the affect on property values.

RESOLVED: That planning application K14416/1 – Land Adjacent To 90 Green Crescent, Gosport, be deferred for a site visit.

**130 K17475 - ERECTION OF 2NO. TWO BED DWELLINGS WITH AMENITY SPACE AND CYCLE PARKING (CONSERVATION AREA) (as amended by plan received 29.22.2007)
Land To The Rear Of 94-96 High Street Gosport Hampshire PO12 1DS**

Members were informed that amended plans had been received showing a window at ground floor level on the southern elevation and that comments had now been received from the Gosport Society, Environmental Health, Building Control, Streetscene and Traffic Management and no objections had been raised. The Environment Agency had also queried a number of technical issues,

RESOLVED: That planning application K17475 – Land To The Rear Of 94-96 High Street, Gosport,

1. be approved subject 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 proposed development is acceptable in this location. Due to its appropriate design, density and layout, the proposed development will enhance the character and appearance of the Conservation Area. It will not have a detrimental impact on the setting of adjacent Listed Buildings or the amenities of neighbouring or prospective occupiers. Adequate provision is made for open space, cycle and refuse storage and flood risk. As such, the development complies with Policies R/DP1, R/BH1, R/BH3, R/H4, R/S6, R/S7, R/T2, R/T11, R/DP8, R/ENV1, R/ENV14, R/ENV15 and R/OS8 of the Gosport Borough Council Local Plan Review.
2. authority be delegated to the Head of Development Control to issue the decision subject to the satisfactory resolution of the technical issues raised by the Environment Agency.

The meeting commenced at 6pm and concluded at 7.37pm

CHAIRMAN

AGENDA ITEM NO. 6

Board/Committee:	REGULATORY BOARD
Date of Meeting:	15 TH JANUARY 2008
Title:	THE STANDARD APPLICATION FORM AND VALIDATION OF PLANNING APPLICATIONS: PROPOSED LOCAL LIST OF REQUIREMENTS
Author:	DEVELOPMENT SERVICES MANAGER
Status:	FOR DECISION

Purpose

At the meeting of the Regulatory Board on 17 July 2007 Members approved for consultation a 'Local List' of documents to be submitted in order for planning and other applications to be accepted as valid and registered. The consultation was undertaken during the six weeks between 22 October and 10 December 2007. The government issued final guidance on the documents which can be required by Local Planning Authorities on 11 December 2007. In the light of this guidance and comments received the 'Local List' has been finalised and is attached at Appendix A of this report. The new arrangements will apply from 6 April 2008 when use of the standardised national planning application form becomes mandatory

Recommendation

That the proposed list of documents required by Gosport Borough Council for the validation of planning applications as set out in Appendix A is adopted for Development Control Purposes.

1 Background

- 1.1 At the meeting of the Regulatory Board on 17 July 2007 Members approved for consultation a 'Local List' of documents to be submitted in order for planning and other applications to be accepted as valid and registered.

2 The Consultation

- 2.1 The consultation commenced with information published on the Council's web site on 22 October 2007 and concluded on 10 December 2007. Agents who regularly submit planning applications in Gosport and all statutory consultees were sent e mails about the new proposals with a copy of the summary information attached and provided with links to the relevant web pages. In addition there were hard copies of the summary information and an explanatory notice displayed in the 3rd Floor reception area of the Town Hall for the duration of the consultation.

- 2.2 A total of 4 responses to the consultation were received. This is comparable to the number of responses received by Winchester City Council who undertook a similar consultation in September/October this year. Other Local Planning Authorities in Hampshire have not yet undertaken consultations on their proposed local requirements for the validation of planning applications. The responses were from the Environment Agency, a representative of Southern Water and 2 agents.
- 2.3 The Environment Agency has indicated there will be occasions when a householder application may have an impact on nature conservation and/or protected species and therefore a biodiversity survey should be submitted with the application. However, a precise trigger to identify the requirement at registration stage is not available and to require such a survey for all householder applications would be unduly onerous and disproportionate, particularly as there is, an opportunity to require such information after registration.
- 2.4 The Environment Agency has also pointed out the potential for flooding from sources other than tidal or fluvial, but again, these cases are not easy to identify at registration stage and if further information is required this could be dealt with after registration.
- 2.5 One agent has expressed concern at the number and complexity of documents proposed. The need for contamination reports, travel and traffic assessments, and flood risk assessments, with caveats of triggers, is understood by the respondent but he does not see the need for biodiversity surveys, community involvement statements, heritage statements, waste management plans, lighting/noise,/retail assessments, open space assessments, and vent/extraction reports. However, this latter group of reports also have trigger points and are equally supported by Local Plan Policies and therefore it is recommended they are retained on the 'Local List'.
- 2.6 The representative of Southern Water has questioned the rationale for 'Local Lists' but this is directed at the principle which has been determined by national government and therefore outside the scope of the consultation.
- 2.7 Finally one agent wrote in response to the consultation seeking information regarding the number of plans to be submitted with an application but this is a again a national government requirement and therefore also outside the scope of the consultation.

3 Government Guidance

- 3.1 Local Authorities were notified on 11 December 2007 that Final Guidance on the Validation of Planning Applications had been issued. The list of documents from which Local Authorities are able to select their local requirements has not altered significantly. Two

documents have been added. These are:

- Telecommunication Development – Supplementary Information
- Landscaping.

The focus of another document has changed in that ‘Regeneration Statement’ has become ‘Economic Assessment’, and a single document ‘Town Centre Uses – Evidence to Accompany Application’ has replaced the two documents ‘Impact Assessment’ and ‘Evidence to Support Town Centre uses’. Three other documents have been changed slightly in that:

- ‘(Draft)’ is deleted from ‘(Draft) Travel Plan’;
- ‘and Access Arrangements’ has been deleted from ‘Parking and Access Arrangements Provision’;
- the ‘Utilities’ Document has been combined with ‘Foul Sewerage Assessment’.

4 Conclusion

4.1 In view of the responses received and the final guidance issued by the government it is proposed that the Local List as originally proposed is amended by:

- changing the names of the documents to conform with the revised guidance
- adding the requirement for ‘Telecommunication Development - Supplementary Information’ to be submitted with all Telecommunications applications and consultations,
- adding the requirement for ‘Landscaping’ information to be submitted as required by Policy DP/6 of the Local Plan Review for all full and reserved matter planning applications.

This final ‘Local List’ is attached at Appendix A

Financial Services comments:	N/A
Legal Services comments:	None
Service Improvement Plan implications:	N/A
Corporate Plan:	N/A
Risk Assessment:	N/A
Background papers:	RB report 17 July 2007
Appendices/Enclosures:	Appendix ‘A’
Report author/ Lead Officer:	Pat Aird

List of Documents Required by GBC LPA with the Submission of Applications

Document Type	Required for	When	Policy
Affordable Housing Statement	Full/O/L planning applications	Residential 15 units and over/ sites 0.5 ha and more	R/H5
Air Quality Assessment	Full/O/L planning applications	All major	R/ENV12
Biodiversity Survey and Report	Full/O/L planning applications	All	R/OS10,11,12,13,14
Statement of Community Involvement	Full/O/L planning applications		SCI
Land Contamination Assessment	Full/O/L planning applications	All sites within 250 m of a landfill / where former uses may have contaminated /known to be contaminated	R/ENV5
Flood Risk Assessment	Full/O/L planning applications and householder	All sites Flood Risk Zones 2 & 3 / Sites 1 ha or more Flood Risk Zone 1	PPS25
Heritage Statement	Full/O/L planning applications and householder applications	Archaeological sites	R/BH8
	Full planning applications with Listed Building Consent	All	R/BH3
	Listed Building Consent	All	R/BH3
	Conservation Area Consent	All	R/BH1
	Householder applications with Listed Building Consent	All	R/BH3
	Householder applications with Conservation Area Consent	All	R/BH1
Full planning	All		R/BH1

	applications with Conservation Area Consent		
Landscaping	Full planning applications Reserved matters	All Where landscaping is to be considered	R/DP6
Lighting Assessment	Full/O/L planning applications	All major	R/ENV11
Noise Impact Assessment	Full/O/L planning applications	All	R/ENV10
Open Space Assessment	Full/O/L planning applications	All development within designated areas of open space	R/S04
Telecommunication Development – Supplementary information	Telecommunication prior notifications and full applications	All	R/ENV13 SCI
Town Centre Uses – evidence to accompany application	Full/O/L planning applications	All retail where floor space is lost or gained	R/S2, R/S3, R/S4, R/S5, R/S6, R/S8
Transport Assessment	Full/O/L planning applications	50 residential units 2500 sqm B1 & B2 5000 sq m B8 1000 sq m retail 2500 sqm educ 2500 sqm health 500 sqm/5 bed care homes 1000 sqm leisure All leisure stadia Other commercial 500 sqm	Appendix E
Travel Plan	Full /O/L planning applications	50 residential units 2500 sqm B1 & B2 5000 sq m B8 1000 sq m retail 2500 sq m educ 2500 sqm health 500 sqm/5 bed care homes 1000 sqm leisure All leisure stadia Other commercial 500 sqm	Appendix E
Tree Survey/ Arboricultural implications	Full /O/L planning applications and householder	All sites where there are trees	R/DP8

	Tree works		
Ventilation/Extraction Statement	Full planning applications	All A3/A4/A5 , B1, B2 uses	R/DP1
	Reserved matter applications for siting and appearance	All A3/A4/A5 , B1, B2 uses	R/DP1
Site Waste Management Plan	Full/O/L planning applications	All	R/DP1

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

15th January 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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ITEM NUMBER: 01.
APPLICATION NUMBER: K17440
APPLICANT: Highwood Residential Ltd
DATE REGISTERED: 03.09.2007

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

The Site and the proposal

This application was considered by the Regulatory Board at the meeting on 11 December 2007 when Members resolved to defer it for a site visit.

The site is adjacent to the new Brune Medical Centre located to the south west of the Huhtamaki factory on the north west side of the roundabout at the junction of Fareham Road and Rowner Road. It is separated from the residential area of Rowner to the west by the disused railway line which is now a public cycle path. To the north are the existing factory buildings and to the south and east there is extensive landscape bunding with a substantial tree screen.

The proposal is to build a nursing home with 86 rooms arranged over 3 floors on the west side of the site and a 3 storey building for health/community offices on the Rowner Road frontage. The buildings are designed in the same contemporary style with gull wing roofs at either end of the nursing home and a curved corner feature on the office block at the entrance to the site, and will be similar in terms of scale, massing, detailing and materials to each other and the existing medical centre. Both would be accessed from the existing access from Rowner Road into the factory which has been upgraded to serve the medical centre and will be extended further west into the site for the new development. Car parking (27 spaces) will be provided for the nursing home at its northern end and car parking (32 spaces) for the offices will be provided to the north of that building. The existing bunding and tree screen to the west and south of the nursing home are to be retained.

As Members were advised in the course of a verbal update at the Regulatory Board meeting on 11 December 2007, a Transport Statement has been submitted to explain the parking provision for the proposal.

Relevant Planning History

K17094 Erection of Brune Medical Centre permitted 24.10.06

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/T3

Internal Layout of Sites

R/T10

Traffic Management

R/DP1

General Standards of Development within the Urban Area

R/CF4

Provision of New Health and Community Facilities

R/EMP6

Development for Employment Uses within Urban Areas

R/H8

Accommodation for the elderly

R/T5

South Hampshire Rapid Transit
R/OS14
Biodiversity Action Plans
R/ENV14
Energy Conservation
R/T4
Off-site Transport Infrastructure
R/T11
Access and Parking

Consultations

Traffic Management

The maximum parking provision would be 55 for nursing home (22 for residents and 33 for staff). The application does not demonstrate that the proposed 27 spaces for the nursing home is a realistic provision with regard to the numbers of staff and visitors and the modes of travel they will likely use. A contribution has been made towards improvement of public transport and cycling facilities. Whilst below the threshold where a Travel Plan is required it would be beneficial to consider additional measures to secure reduction in private car use. Whilst the Brune Medical centre has funded a TRO to prevent parking on Rowner Road should problems arise with overspill parking, any deficiency in parking provision may result in parking at inappropriate locations on the site and access roads to the detriment of convenient and safe access for other users of the site which would conflict with the requirements of Policy R/T3. The maximum parking for the offices would be 54 but the standards allow a 70% reduction in accessible locations and as such the 32 spaces proposed are reasonable. The transport assessment submitted with the application concludes that the capacity of the junction will not be exceeded.

National Care Standards Commission

No comments

South Hampshire Rapid Transit

No comments received

Environmental Health (Pollution & Environment)

Potential for contamination as the site was once in military occupation. Complaints relating to low level noise from the factory have been received in the past but have stopped of late.

Environmental Health (Commercial)

No observations

Response to Public Advertisement

nil

Principal Issues

1. The site is allocated in the Gosport Borough Local Plan Review as a Community/Health Facility Allocation therefore the development is acceptable in principle. The use of the office is to be restricted to health and community facility provision by means of a section 106 Agreement. The main issues are whether this is a suitable location for a nursing home and the impact on the character and appearance of the area, residential amenity, access, and provision to be made for car and cycle parking.

2. In assessing the suitability of the site for a nursing home the proposal needs to be considered against the criteria of Policy R/H8 which relates to accommodation for the elderly. The key issue is accessibility to services. The site occupies a central location in the Borough close to an established residential area and in close proximity to bus stops with regular services and a cycle route. It is approximately 650 metres from the Rowner Road Local Centre with some facilities at the north end of Brockhurst Road. It is also close to the leisure facilities at Holbrook. In addition the medical centre permitted to the north east has recently been completed and will be particularly accessible to the occupants of the nursing home. An added benefit will be the employment opportunities within the nursing home for the adjacent resident population.

3. In design terms the proposed office makes good use of the corner site. The rotunda entrance feature draws the eye and the projecting north and west wings have an appropriate horizontal emphasis. The nursing home is set back from the road and the mass of the building is successfully broken up by the use of contrasting materials and the layout. Like the office block the building has a horizontal emphasis in its built form. The proposed buildings will also screen the factory and as such have a positive impact on the street scene. Consideration has been given to energy use and consumption of resources within the design and materials palette in compliance with Policy R/ENV14.

4. The development is separated from the nearest residential properties by the cycle track, bunding and a substantial tree screen and will not therefore impact on the amenities of existing occupiers. The nursing home is set back from the main road and the bunding and trees provide a pleasant landscaped setting for the new residents with opportunities for promoting biodiversity. There is a south facing enclosed garden with views into it from the communal lounges.

5. The Transport Assessment submitted with the application concludes that the capacity of the junction is adequate for the proposed development. Car parking provision is below the maximum standards. However, a TRO to prevent parking in Rowner Road has been funded by the Brune Medical Centre development and a scheme to manage traffic including details of the measures to be taken to ensure visibility at and prevent obstruction of the junction and prevent parking on the access road was required by condition 4 of K17094 (the planning permission for that development) and further measures can be secured as part of this development. These measures should prevent any inappropriate parking on the site that would conflict with the requirements of Policies R/T3, R/T10 and R/T11. Moreover, in order to ensure that the site is accessible by means other than the private car, a contribution is to be secured by way of a section 106 agreement towards the improvement of public transport and cycling facilities to meet increased demand generated by the proposal. Without this contribution the development would not comply with Policy R/T4 of the Gosport Borough Local Plan Review. Cycle storage is to be provided in the form of 12 long stay and 8 short stay spaces for the offices and 10 long stay and 8 short stay for the nursing home. These exceed the minimum requirements and as such comply with Policy R/T11.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

1. The payment of a commuted sum towards the improvement of public transport and cycling facilities.
2. The restriction of the use of the office to health and community facility provision

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 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.

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. 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 buildings is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. 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.

4. 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 3(c) that any remediation scheme required and approved under the provision of condition 3(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 3(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.

5. Before the development hereby permitted is first brought into use the approved cycle storage facilities shall be provided 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.

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

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

7. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for pedestrian access and 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 access and parking is provided and retained, and to comply with Policy R/T11 of the Gosport Borough Local Plan Review.

8. No development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SuDS) in accordance with the principles of sustainable drainage systems set out in Appendix E of PPG 25, and the results of the assessment provided to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

- (i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- (ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and
- (iii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details.

Reason - In the interests of the safety and amenity of future occupants, to prevent pollution of the water environment and to reduce the risk of erosion, flooding and ecological damage in compliance with Policies R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

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

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

10. A survey of the site shall be undertaken and a plan prepared to a scale of not less than 1:500 showing :-

- (a) existing and intended final ground levels and proposed excavations;

- (b) exact location, quality, species and spread of all trees on the site and indicating those to be felled during building operations;
- (c) all natural features such as hedgerows, and large shrubs and the treatment proposed.

The plan shall be submitted to, and approved by, the Local Planning Authority before any felling or other alteration of the existing condition of the site takes place.

Reason - To ensure the enhancement of the development by the retention of natural features, and to comply with Policies R/DP1 and R/DP6 of the Gosport Borough Local Plan Review.

11. The trees and hedges on the site which are to be retained shall be protected during building operations by strict compliance with the Local Planning Authority's "Code of Practice relating to the Protection of Trees on Building Sites" (copy enclosed).

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

12. No development shall take place until full details of the hard 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.

13. No development shall take place until full details of the soft landscaping works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved. These details should include planting plans showing the number, density, height and species of all plants, and a scheme for the future maintenance.

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.

14. The approved landscaping scheme for the nursing home shall be completed within the next planting season following the first occupation, 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.

15. The approved landscaping scheme for the offices shall be completed within the next planting season following the first occupation, 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.

16. A traffic and landscaping management plan including details of the measures to be taken to ensure visibility at and prevent obstruction of the junction of the new access with the existing access and parking on the access road shall be submitted to and approved by the Local Planning Authority in writing and thereafter implemented in accordance with the approved details before the development is first brought into use.

Reason - In the interests of highway safety and to comply with policies R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K14416/1
APPLICANT: Mrs C Elgie
DATE REGISTERED: 09.11.2007

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

The Site and the proposal

This application was considered by the Regulatory Board at the meeting on 11 December 2007 when Members resolved to defer it for a site visit.

The application site comprises of a piece of land adjacent to nos. 88 and 90 on the north-west corner of Green Crescent. It is within the Urban Area Boundary and an established residential area characterised by two storey semi-detached and terraced dwellings. There are currently 6 rundown garages on it and it is bounded by a mixture of 1.8 metre fences and walls. There is one access between no's 88 and 90 Green Crescent and one via the rear service road which has a pedestrian footpath running along the eastern boundary. The property to the east of the site, no.88 Green Crescent has a single storey side extension and two first floor windows, one to the landing and a high level window to the bathroom. The property to the north of the site, no.90 Green Crescent has three first floor windows in the side elevation. One is to a bedroom, one is to a bathroom and one is to a secondary bedroom window. Beyond are terrace properties with 15 metre long rear gardens. The properties to the west of the site are semi-detached dwellings and also have 15 metre long rear gardens.

The proposal is to demolish the existing garages and to erect two pairs of semi-detached dwellings. The dwellings will have hipped roofs and have no windows at first floor level in the side elevations. There will be small canopies over the front doors. The rear gardens will be approximately 9.6 metres long and 7.2 metres in width. The distance between the front elevation of the proposed dwellings and the side elevation of no.88 is 18 metres. The existing access to the site between nos. 88 and 90 will be retained with an additional piece of land from the front garden of no.90 to provide a 4 metre wide access to the site. There will be a private drive running in front of the dwellings with 8 car parking spaces running along the eastern and northern boundary with a turning area between spaces 5 and 6. There will be a 2 metre wall on the southern boundary, a 1.8 metre fence on the northern boundary and a 0.6 metre wall increasing to a 1.8 metre wall with fence inserts on the eastern boundary. The bin collection area will be located in the north-eastern corner of the site and screened by a 1.8 metre brick wall. In the rear garden of each dwelling there will be a shed to provide secure cycle parking. A loop will be provided at the rear of each dwelling for short term cycle parking.

Relevant Planning History

K.5420 Erection of 17 no. lock up garages permitted 29.04.66
K.14416 Erection of three terraced houses withdrawn 02.09.94

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/DP6
- Landscape Design
- R/H4
- Housing Densities

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

Consultations

Traffic Management	Eight car parking spaces meets current parking standards. Cycle provision in rear gardens is acceptable.
Streetscene (Waste & Cleansing)	Bin requirements: 1 x 240 recycling bin and 1 x 240 domestic bin per dwelling, adequate room on site, bins should be put out on collection area.
Building Control	Fire access satisfactory - no objection

Response to Public Advertisement

4 letters of objection:

Issues raised: loss of light; loss of privacy; previous refusal 10 years ago; loss of garages will exacerbate car parking problems in the locality; garages are not derelict; affect property values; use of access for parking; position of red line.

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 development would have an approximate density of 44 dwellings per hectare, which complies with Policy R/H4 of Gosport Borough Local Plan Review. An objector has raised the issue that a previous application for houses on the site was refused. There was an application submitted in 1994 for three dwellings but this was withdrawn due to issues relating land ownership and access. The impact of the proposal on property values in the area and the use of the access for parking are private matters and are not material planning considerations. The conveyance of land between the applicant and neighbouring property is also a private legal matter. If this affects the size of the application site a further application would be required. The main issues in this case are therefore the design, the amenities of the occupiers of the neighbouring properties, the potential for contamination, and the provision to be made for car and cycle parking, loss of the garages, amenity and open space and refuse storage.
2. The proposed dwellings are sympathetic in design to the existing dwellings in Green Crescent and fit in well with the character of the area. Details of the hard landscaping are to be secured by condition to ensure the final appearance of the development is satisfactory. The proposal will result in a loss of the garages on site, however the site is very overgrown and some of the garages are in a state of disrepair. It is therefore considered that the proposal will improve the appearance of the area.
3. There is adequate separation between the rear elevation of the proposed dwellings and existing dwellings to the west which front Rowner Lane. Due to the length of the gardens of the properties to the north and the separation distance between the proposed dwellings and the boundary of no.88 it is considered that the proposal will not result in a loss of light to or outlook from these properties. Furthermore there are no first floor windows in the side elevations of the proposed dwellings and consequently no potential for overlooking. A condition to remove permitted development rights for

windows in the north and south elevations at first floor level will ensure privacy is maintained. The existing boundary treatment on the western boundary will be retained and new boundary treatment will be provided on the north, south and eastern boundaries to further protect the amenities of the residents of the neighbouring properties.

4. As the site has been used for garages there is a small risk of land contamination. Conditions requiring the submission of a Desk Top Study and site investigation/mitigation if required will address this issue.

5. The layout of the proposal provides 8 car parking spaces in total with a turning area. This meets maximum car parking standards for this type of development and complies with Policy R/T11. A condition relating to the surfacing and marking out of the car parking and turning will ensure parking is provided and retained. Details relating to the kerb arrangements to stop cars overrunning and damaging the boundary treatment will be conditioned. There is adequate secure cycle parking and short stay visitor cycle parking.

6. The size of the rear gardens is adequate and will provide a satisfactory level of amenity space for future occupiers and space for day to day storage of refuse bins. Each property will have space to put the bins out on the day of collection at the allocated area in the north-eastern corner of the site. The plans have been amended to allow space between the car parking spaces to provide access to this area.

7. The applicant has confirmed 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 and should be refused.

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 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

Subject to the following conditions:-

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

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

2. No 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.

3. The development hereby permitted shall not be first occupied until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 2(c) that any remediation scheme required and approved under the provision of condition 2(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 2(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.

4. 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.

5. No development shall take place above slab level until full details of the hard landscaping works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, hard surfacing materials 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.

6. The approved hard landscaping scheme shall be implemented before the occupation of the first dwelling and shall be retained thereafter.

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.

7. The development hereby permitted shall not be brought into use until areas for the parking and turning of vehicles have been provided, and the areas shall be surfaced and marked out and subsequently retained, and kept available at all times for these purposes.

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.

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

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

9. The facilities hereby approved for the storage of refuse for removal from the premises including the bin collection area 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.

10. The boundary treatment hereby approved shall be provided before the first dwelling is occupied 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.

11. Details of an upstanding kerb to prevent vehicles overrunning and damaging the northern boundary fence and eastern boundary wall, shall be submitted to and approved in writing by the Local Planning Authority and subsequently implemented in accordance with the approved scheme before the development is first brought into use and thereafter retained.

Reason - In the interests of the appearance of the development and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

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

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

ITEM NUMBER: 03.
APPLICATION NUMBER: K8699/2
APPLICANT: Mr Ray McLaren
DATE REGISTERED: 29.05.2007

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

The Site and the proposal

The application site is located on the north side of Little Green at its junction with Anglesey Road to the west of Green Lane. There is an old boundary wall which extends around from the front of the property, where it is 1 metre in height, to the corner where it rises to a maximum 2.5 metres in height and then continues along the eastern side boundary stepping down to 1.7 metres along the back of the rear garden where it adjoins Green Lane. The wall forms part of the boundary to the Alverstoke Conservation Area which lies to the east.

Number 1 is the end property of a staggered terrace comprising four two storey houses built in the mid 1960's in the Neo-Georgian style. Like the other dwellings on this estate it is constructed in a brown red multi brick under a brown tiled gable roof. There is a flat roofed single storey element on the north facing rear elevation and there was a single storey flat roofed extension on the side linked by a 2 metre high wall to the old boundary wall. The house has recently been altered by the addition of a second storey to the side extension and the construction of a single storey extension with a lean to roof behind. The application is for the retention of these new extensions and to use them as a self contained 2 bed unit. The front and rear gardens are to be subdivided to form amenity areas. 2 additional parking spaces and a turning area at the front and bicycle and refuse storage facilities at the side will serve the new dwelling. The existing dwelling will retain the integral garage (in which the refuse bins will be kept prior to collection) and the drive in front of it which is 9 metres long and capable of accommodating 2 small cars.

The application has been submitted with a Design and Access Statement that has been amended to address inconsistencies and inaccuracies in the original Statement and application forms and to ensure the content complies with the current legislative requirements. Amended plans have been submitted to show the parking and turning area and the current built form correctly.

Relevant Planning History

K.8699 for the erection of an extension to include a garden lounge and cloakroom was approved on 13 June 1975.

K.8699/1 for a second storey over the existing side extension with a flat roof extension to the rear was submitted on 8 December 2006. Members considered the application at the Regulatory Board held on 17 April 2007 and resolved to grant planning permission. However the extensions that have been built differ from the plans submitted as part of that application in that the single storey extension at the rear has a pitched roof and there is an additional window in the east elevation of the second storey addition. The Borough Solicitor has advised that as the Design and Access Statement which accompanied this application did not comply with the legislative requirements this permission may be null and void. However this is a matter which may only be determined by the Court. As this application is for retention of the extension as built the previous history of Members being prepared to approve a different application for an extension is a material consideration irrespective of whether or not the planning permission is valid or null and void.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/BH1

Development in Conservation Areas

R/H4

Housing Densities

R/H7

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

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

Consultations

Traffic Management

The parking and turning area proposed for the two bed dwelling provides adequate space to park two family cars. It might require some manoeuvring to park a second large car east of the first car in the manner shown, however they could be parked with relative ease in a less formal pattern. The plan is not clear as to the proposed extent of the vehicular access. Ideally the dropped kerb needs to be widened to the brick feature in the verge. Vehicles will likely enter the site in a forward direction and reverse off, as is common practice. This does not present any exceptional highway risks in a road of this character and location. The parking provision of two spaces for the two bed dwelling is the maximum permitted under adopted standards.

A traffic regulation order is proposed by the Highway Authority to restrict parking at the junction of Little Green and Anglesey Road. Subject to statutory procedures this is likely to have the effect of extending the existing restrictions at the junction of Anglesey Road with Green Road across the junction with Little Green as far as Green Lane. The restriction would also likely extend a distance of up to 10m into Little Green. This order is proposed to address obstructions to visibility by cars attending the nearby church parking too close to the junction. Also to prevent occasional parking interfering with the operation of the school crossing warden site to the north of Little Green. This order is on an extensive waiting list of schemes and is not a priority for introduction by the Highway

Authority. The proposed two bed dwelling has a good standard of parking which is likely to meet its reasonable needs and this proposal would not clearly justify developer funding of a traffic regulation order or prioritization of such an order over other schemes. The development is not required to rectify any deficiencies in parking for existing dwellings which may have parking issues.

Streetscene (Waste & Cleansing)

Adequate storage space on site for wheeled bins which would require placing out on the adjacent highway for collection.

Building Control

There are no Building Regulations issues with regard to access and drainage.

Response to Public Advertisement

10 letters of objection to original proposal
8 letters of objection to first amendment
4 letters of objection to second amendment
Issues raised:

Principal

Precedent; government and local planning policies; brownfield designation of gardens; 2 bedroomed house suited to a first time buyer and therefore out of character with rest of development which is 4 bed and occupied by people who are retired or semi-retired; not considered appropriate when estate first laid out therefore not appropriate now.

Design

desirability of preserving and enhancing conservation area; impact on conservation area particularly if wall needs to be demolished for vehicular entrance; use of front garden for parking adversely impacts on character of area; does not respect design, form or setting of existing dwellings or existing extension; appears as 'add on' therefore will appear incongruous and adversely impact on character and appearance of the area especially with regard to prominent location; pitched roof on rear extension ugly; disproportionate subdivision of garden; windows and materials should match original; poor pointing and brick do not match existing; no rear access for the existing house for refuse, emergency or disabled access.

Design and Access Statement

application must be accompanied by a Design and Access Statement as the curtilage of the property is within a conservation area and statement must follow legislative guidance – there has been no consultation with the community or Council officers, there has been no evaluation identifying opportunities and constraints, formulation of design and access principles or balance conflicting issues, the Statement works retrospectively; amount is not justified, it does not take account of crime prevention or use diagrams, scale is not discussed nor are entrances and façade and appearance in terms of accessibility, or landscaping, and the accessibility section minimizes concerns of other residents and does not take account of their needs as users of the pavement or of access to the dwelling by those with mobility impairments; reference to 'underused land' misleading; amended Design and Access Statement incorrect in that there are no houses opposite no. 1, no 4 not recessed and does not have integral garage, no 30 bus is no 29, there are trees on the site and immediately adjacent, site not underused,

Residential Amenity

additional pedestrian and vehicular activity will adversely affect amenity of adjoining occupiers through loss of privacy, noise and disturbance

Highway issues

adverse impact on highway safety through additional traffic and congestion; existing parking problems at the site especially as the entrance to the road is a pinch point; insufficient room on

existing driveway to park 2 cars; officers have duty of care and not just the police who are responsible in respect of overspill parking; no garage provided – out of character and reduced parking provision; careless parking may be a matter for police but is indicative of disregard for pedestrian safety and cause problems for emergency vehicles; use of front garden for parking will obscure views of drivers at junction; failure to implement TRO for yellow lines at junction precedent; LPA should clarify planning position relating to hard surfacing work and dropped kerb and parking relating to both properties; scale of plans misleading as cars shown on driveway are out of proportion and will not in reality be able to park without obstructing the pavement; dropped kerb widening should be conditioned; cars exiting and wanting to enter Anglesey Road will have to turn in the road;

Infrastructure

further houses will strain infrastructure capacity especially sewers;

Other

officers are hiding behind legislation; previous application was submitted with inaccurate information and not legally sound due to officer negligence therefore this application has no legal basis; applicant always intended to apply for a new dwelling; application is for applicant's own financial gain; LPA should clarify planning position relating to hard surfacing work and dropped kerb and parking relating to both properties; there are trees adjacent to and on application site but application form states there are not; other land in applicant ownership not indicated on plan; no floor plans on web site; work has proceeded in advance of determination of the application; appears there has been a deliberate intent to mislead; electricity supply not separated; proposed parking not as laid out on site.

Principal Issues

1. The fact that the applicant has carried out the building works without planning permission is not an issue as the planning legislation makes provision for the submission of retrospective applications. The legal status of the previous planning application does not affect the legal status of the current application and the Borough Solicitor's advice is set out above. Nor is the intention of the applicant a factor for consideration. A Design and Access Statement was required because of the application type (a single dwelling) not because part of the curtilage of the property is in a conservation area (the reason the previous application for a householder extension required such a Statement). There were deficiencies in the original and second submissions of the Design and Access Statement for this application, and inaccuracies on the application forms and plans, but these have now been addressed. There is no requirement in the legislation to undertake community consultation although the applicant is required to state 'what, if any' consultation has been undertaken. The applicant has stated that no consultation was undertaken because local residents did not raise issues that would constitute a sustainable reason for refusal. The Head of Building Control has confirmed there is no issue with regard to fire access, access for the disabled or drainage. There are trees on the site and on adjacent land but they are not affected by the development. The provision of an independent electricity supply is not a planning issue. The main issues in this case are therefore acceptability of a new house in this location, the design of the building with reference to the character and appearance of the area and in particular the Anglesey Conservation Area, the impact on the amenity of adjacent occupiers, the safety of the access, and the provision to be made for car parking, cycle storage, refuse storage and open space.

2. The application site is within the urban area and constitutes brownfield land where development is to be preferred. The proposed new dwelling will increase the density of the site from 17 to 33 dwellings per hectare which is at the lower end of the range set out in Policy R/H4 of the Gosport Borough Local Plan. Densities at lower than 30 dwellings per hectare would not now be permitted unless there were special circumstances. In this case the lower density of this property is the result of the generous corner plot. The density of the remainder of the estate is just outside the policy range at approximately 29 dwellings per hectare. Policy R/H4 also promotes a mix of dwelling types therefore a 2 bed property in this location does not conflict with Policy R/H4 and R/H7. The proposal is therefore acceptable in principle provided it meets the requirements of Policies R/DP1, R/DP7, R/T11, R/OS8 and R/BH1.

3. With regard to the design, an exact replication of the existing built form is not essential but the overall appearance of the building within its context needs to be considered. The foot print of the new build is no nearer to the edge of the Anglesey Conservation Area than the single storey side extension permitted in 1975 and there is sufficient space left about the building to preserve the original setting. Although the building as it is now completed is not itself within the Conservation Area it is in close proximity and as such is capable of having an impact. Therefore compliance with Policy R/BH1 needs to be considered. Whilst the single storey extension permitted in 1975 was screened from direct views from the east by the old boundary wall, it was still visible when approaching Little Green from the south along Anglesey Road and due to the flat roof appeared a somewhat incongruous feature. The addition of a second storey, set back to retain the staggered form of the terrace and with a subservient gable pitched roof is in my opinion more in keeping with the original design of the estate and therefore achieves the objectives of Policy R/DP1 and R/BH1 by preserving the character of the area. Moreover, the design of the extension the subject of application K8699/1 was very similar and considered acceptable by the Regulatory Board on 17 April this year. The brick, pointing and tile that have been used are a reasonable match with the existing and when viewed from the Anglesey Conservation Area the transition from old to new build is substantially screened by the boundary wall. It does not therefore prejudice the setting of the Anglesey Conservation Area nor is it detrimental to inward or outward views. Due to the set back of the south elevation and the fact that the east elevation is not viewed in conjunction with existing elevations of other dwellings on this side of Little Green, the new windows are sufficiently reflective of the style of those on the original house and the rest of the terrace that they do not jar. The replacement windows on the original house do not require the consent of the Local Planning Authority. There is no requirement for the existing garden wall to be demolished for a vehicular entrance. The use of the front of the property for parking is a common feature in the area and therefore not out of character. Due to the existing boundary wall the parking area proposed at the front will not affect views in and out of the Anglesey Conservation Area or its setting. In view of the above I consider the proposal complies with Policies R/BH1(iii), R/DP1(i) and (ii), R/DP7(iii) and R/H7(ii) and (iv) of the Gosport Local Plan Review.

4. Objectors to the proposal have criticized the submitted Design and Access Statement. This Statement is not part of the application but a means of communication required by legislation in which the applicant explains the rationale behind the design and access proposals. It should be proportional to the type of application being made and for a development of this size it would normally be expected to run to no more than 1 or 2 pages at most. Consideration of the internal layout, entrances and façades, and use of colours/textures to define entrances are for large scale development and not relevant to the design of a single dwelling house, particularly in an area such as this where there is a very clearly defined character in the neo Georgian design of the estate. The Statement as originally submitted did contain inaccuracies and omissions but the amended document received on 28 November 2007 clearly identifies the opportunities and constraints, formulates design and access principles and refers to crime prevention, emergency vehicle access and landscaping. There are no conflicting issues to balance, there is no 'layout' to consider, and the 'amount' of development is justified and the scale properly considered. There is no need for diagrams to understand the proposal. As such I consider the Design and Access Statement meets all relevant criteria of Circular 1/06, the published government guidance on the content of Design and Access Statements

5. The new dwelling will be at the eastern end of the terrace and as such will have no impact in terms of loss of light, outlook or privacy to any properties to the west. As it will be more than 21 metres from residential properties to the north, east and south and there are roads in between the opposing elevations there is no conflict with the Guidelines for separation distances set out in Appendix B of the Gosport Borough Local Plan Review. Due to the position at the end of the road closest to the junction with Anglesey Road there will be very little additional pedestrian or vehicular traffic past the other houses on the estate. I therefore consider there will be little, if any, impact on the residential amenity of adjoining occupiers as a result of this development and as such the proposal complies with Policies R/DP1(iv), R/DP7(ii) and R/H7(i) of the Gosport Borough Local Plan Review.

6. The junction of Anglesey Road and Little Green was considered appropriate to serve the 48 houses on the estate and the addition of a single 2 bed property will not result in a significant number of additional trips. The parking provision for the existing house has not changed as a result of this proposal therefore it is only the parking provision for the new dwelling that falls to be considered as part of this application. Although the Council intends to restrict parking at the junction there is no restriction at present and no justification for requiring the developer to fund a TRO as part of this development. Inappropriate or careless parking is not a planning consideration but a matter for the police. The parking area in front of the proposed dwelling is large enough to accommodate 2 cars. Two spaces is the maximum parking provision permitted for a 2 bed property as set out in Appendix E of the Local Plan Review. A condition will ensure this parking area and access is retained. The widening of the dropped kerb does not require planning permission. There are permitted development rights to construct a hardstanding in the garden of residential properties but in this case the provision of the parking and turning area is part of the proposal under consideration. The cycle parking provision of a Sheffield Stand for visitors and a small shed for the long term storage of 2 bicycles meets minimum provision. In consequence I consider the proposal meets the requirements of Policies R/DP1(vi), R/DP7(i) and R/T11 of the Gosport Borough Local Plan Review.

6. Adequate refuse storage facilities are available and a reasonable sized amenity space has been provided for both the existing and proposed dwelling. The applicant has agreed to make a contribution towards the provision of outdoor playing space within the Borough. Without this contribution the development would be unacceptable and contrary to policy R/OS8 of the Gosport Borough Local Plan Review.

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 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.

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. 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.

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

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

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

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

ITEM NUMBER: 04.
APPLICATION NUMBER: K2576/5
APPLICANT: Mr Martin Ashworth
DATE REGISTERED: 23.11.2007

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

The Site and the proposal

The application site is located on the north-east side of High Street on the south-west side of the junction with Russell Road and comprises the corner plot no 40 and the adjacent property no 38. These are both 2 storey detached properties. The overall site area is just over 800 sq metres. no 40 is constructed of red brick under a tiled hipped roof and has a 2 storey projecting element at the front. There is a 1.2 metre high brick wall on High Street frontage and a masonry wall with a close boarded fence to a height of 1.8 metres on the Russell Road frontage in which there are a pair of close boarded double gates leading to a flat roof garage attached to the rear of the house. This masonry wall and fence continues along the rear boundary to a height of 2 metres adjacent to the service road at the rear. No 38 extends almost across the whole width of the plot. It projects out slightly beyond the front elevation and 4 metres out beyond the rear elevation of no 40. It is brick built at ground floor and rendered above with a hipped roof and a double bay. The detached house to the east, no 36, is set back approximately 5 metres behind the main elevation of no 38 and a metre in from the shared boundary. It has a secondary bathroom window at first floor on the side elevation facing no 38.

The High Street is fronted on both sides by a mixture of semi-detached and detached houses extending across almost the whole frontage, with the exception of the property on the other side of Russell Road which is a semi-detached house with a 12 metre wide side garden. A number of single dwellings in High Street have been granted consent for conversions to flats. In the immediate vicinity are the flatted developments Hometide House, Robinson Court and Homeryde House. The site is approximately 100 metres from Lee on the Solent shopping centre.

The application is for the demolition of the existing houses and a replacement 2.5 storey building to accommodate 8 two bed flats. It comprises a main block with a frontage to High Street, which has a central double bay and two front pitched roof dormers, and a subservient element on the west side set back nearly 3 metres from the main building with a slightly lower pitch to the hipped roof and a double bay on the front, side and rear. The main block also has a double bay and dormer window on the rear elevation. The flank wall adjacent to no 36 is to have oriel windows at ground and first floor with obscure glazing on the rear facing panes and obscure glazed windows on either side. There are velux roof lights proposed on the side facing roof slopes. Parking for 4 vehicles is to be provided at the front of the building accessed via a widened dropped kerb to High Street. A further 6 spaces are to be provided at the rear with access from Russell Road. Secure long stay cycle storage is to be provided adjacent to the rear vehicle car park next to the shared boundary with no.36 within individual lockable structures for each flat large enough to accommodate 2 cycles with a further 8 Sheffield Stands for visitors. Refuse and recycling storage is to be provided within individual brick built enclosures situated between the rear parking area and Russell Road. Amenity space take the form of grassed areas totalling 114 square metres at the front and rear of the building and planting beds adjacent to the entrance.

Relevant Planning History

K2576 Erection of house permitted 29.03.57

K2576/1 siting of caravan for residential use refused 19.06.73

K2576/2 demolition of existing dwelling and erection of 2.5 storey building comprising 3no 2 bed and 2no 2 bed flats with associated parking, cycle and refuse facilities withdrawn 7.12.06
K2576/3 demolition of existing dwelling and erection of 2.5 storey building comprising 3no 2 bed and 2no 2 bed flats with associated parking, cycle and refuse facilities permitted 15.01.07
K2576/4 demolition of existing dwelling and erection of 2.5 storey building comprising 8 no 2 bed and 1 bed flats with associated parking, cycle and refuse facilities withdrawn 17.10.07

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/H4
Housing Densities
- R/OS8
Recreational Space for New Residential Developments
- R/ENV14
Energy Conservation
- R/ENV15
Renewable Energy
- R/T11
Access and Parking

Consultations

Traffic Management

10 parking spaces are proposed, a provision of 1.25 per dwelling. This accords with the principles of maximum car parking standards laid down in PPG 13 and the maximum allowable car parking provision of 16 spaces in the Hampshire Parking Standards.

4 parking spaces are to be provided on the High Street frontage. The redundant vehicular crossings should be restored to full footways for the convenience of the elderly and disabled and pram and wheel chair users and to discourage inappropriate footway parking. The developer should be advised that provision of, or amendments, to vehicular crossings should be undertaken or licensed by Hampshire Highways

The provision of cycle parking for both long-term and short-term is at a level consistent with the requirements of the cycle parking standards. Conditions should be applied regarding the submission and approval of details.

The applicant should be advised that it will be difficult to leave the parking space for flat 8 without driving over the adjacent paved area and it should be constructed accordingly. Accessibility to this space would be improved if the width were

increased to a minimum of 2.7m.

Bollard lighting is an inefficient and relatively intrusive and polluting means of lighting, which is also highly vulnerable to accidental damage and vandalism. It is recommended that bollards, or preferably columns, be offset 600m from the edge of the parking area to avoid accidental damage by cars manoeuvring.

Streetscene (Waste & Cleansing)

Adequate provision/location

Response to Public Advertisement

2 letters of objection.

Issues raised: minimal car parking is likely to result in parking in Russell Road which is a bus route and pedestrian route; concern re security of parking area and type of enclosure; blocking of entrance to service road restricting turning area and consequent damage to adjacent property – parking either side of the entrance should be restricted.

Principal Issues

1. The site is located within the Urban Area Boundary therefore the principle of residential development is acceptable. The density of the proposal at 94 dwellings per hectare complies with Policy R/DP4 which allows for higher densities in locations such as this on the edge of Lee on the Solent District Shopping Centre. Moreover flatted development is a characteristic of the area. Parking provision complies with maximum standards and there are no objections on highway safety grounds. Potential damage to adjoining properties are not planning issues. The main issues are therefore the design and impact on the street scene, residential amenity and the provision to be made for cycle parking, refuse storage and open space.

2. The proposal fits in well with its context. It follows the rhythm and scale of development in the area. The building is set back in line with the majority of dwellings in the immediate vicinity and the scheme includes boundary treatment and landscaping that contribute to the overall design. The external appearance follows an appropriately traditional form on this prominent corner site. As such there will be no adverse impact on the street scene. Consideration has been given to energy efficiency and the use of renewable sources of energy in the design in compliance with policies RENV14 and R/ENV15.

3. There are no principal windows in the side elevation of no 36, and the new building is further away from the boundary than the existing. It will project only slightly further back than the existing property no 38 and will not project as far forward as that property and will project only 1 metre beyond the rear elevation of that property. Due to the orientation this will have no significant affect on light or outlook. The windows on the flank wall facing no 36 have been positioned and obscure glazed in such a way that there will be no loss of privacy to the occupiers of that property. As a result of the projection of the proposed building beyond the rear elevation of no 36 and the position of the bay at the rear there is no conflict with the windows on the rear elevation of either no 36 or the bungalow fronting Russell Road on the other side of the service road, and the gardens of both dwellings will not be overlooked to any greater degree than they are by the windows on the rear of the existing house or the house to the south-east.

4. Adequate provision has been made for amenity areas, and the storage of cycles and of refuse. The developer has agreed to enter into a Section 106 Agreement to pay a contribution towards the provision of outdoor playing space within the Borough. Without that contribution the proposal would be unacceptable and contrary to Policy R/OS8 of Gosport Borough Local Plan Review.

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 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.

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 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.

3. Facilities for the storage of cycles shall be provided in accordance with a scheme submitted to and approved by the Local Planning Authority in writing before the development is first brought into use and thereafter retained and maintained

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

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

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

5. 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 development is satisfactory, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

6. No development above slab level shall take place until full details, including future maintenance, of the hard and soft landscaping works have been submitted to and approved by the Local Planning Authority and these works shall be carried out as approved.

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

7. The approved landscaping scheme shall be completed before the development is first occupied 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.

8. The redundant vehicular accesses within the footways shall be made up to restore the full footways before the building hereby permitted is first occupied.

Reason - In the interests of the convenience of pedestrian users of the highway, and to comply with Policies R/T11 of the Gosport Borough Local Plan Review.

9. The windows indicated OG on the south east (side) elevation shall be obscure glazed and except for a top opening light shall be fixed shut.

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

ITEM NUMBER: 05.
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

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

K.5744/13 - erection of single storey rear extension and replacement external staircase (Listed Building in Conservation Area) approved 3 May 2005.

K.5744/14 - Listed Building application - erection of single storey rear extension and replacement external staircase (Conservation Area) listed building consent granted 3 May 2005.

K.5744/17 - 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.

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.

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 thoroughly 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: 06.
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

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

K.5744/13 - erection of single storey rear extension and replacement external staircase (Listed Building in Conservation Area) approved 3 May 2005.
K.5744/14 - Listed Building application - erection of single storey rear extension and replacement external staircase (Conservation Area) listed building consent granted 3 May 2005.
K.5744/16 - 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.

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 condition:-

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: 07.
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)

Anglesey Hotel 24 Crescent Road Gosport Hampshire PO12 2DH

The Site and the proposal

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

K.5744/3 - 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 approved 11 August 1980.

K.5744/19 - 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	TRO and cycle parking required - some car parking could be provided but cannot sustain reason for refusal on lack of on site parking provision.
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

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.

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 thoroughly 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. 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.

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. In my opinion this level of impact is not unacceptable however the applicant has been asked to undertake a sunlight and daylight assessment to confirm that light to the windows on the rear of 23 and the part of the rear garden nearest the house will not be significantly affected. The garden area at the front of 23 will remain unaffected as will the northern part of the rear garden. 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 there may be general parking problems in the area this is an established hotel and the amended scheme will provide 5 off street spaces as a result of the new development. The maximum allowable parking requirement is 8 additional spaces but under maximum car parking standards a lack of car parking cannot be sustained as a reason for refusal. 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. 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.

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 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: 08.
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 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

K.5744/3 - 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 approved 11 August 1980.
K.5744/18 - 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.

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 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.

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

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.

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 issue in this case is 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: Grant Listed Building Consent

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: 09.
APPLICATION NUMBER: K7155/4
APPLICANT: Mr & Mrs M Bryant
DATE REGISTERED: 18.09.2007

ERECTION OF SINGLE STOREY SIDE/REAR EXTENSION
12 Gull Close Gosport Hampshire PO13 0RT

The Site and the proposal

The application site is located on the western side of Gull Close. The property is the southern half of a pair of semi-detached dwellings and is constructed from red bricks and has a brown tiled roof. The entrance to the property is on the southern side elevation where there is a small flat roofed porch. To the rear of the property is a single storey rear extension. The property to the south is set forward of the application property by approximately 4 metres and there are no windows at ground floor level in the side elevation of this property. There is a 1.2 metre fence on the southern boundary.

The application is for a hipped roof side/rear extension, to be constructed in matching materials to the existing dwelling. It will set back from the front of the dwelling by 1.8 metres and will measure 7.8 metres in depth. It will be 2.4 metres wide at the front and 4.6 metres wide at the rear and will extend a metre past the rear of the existing extension. There will be a front door and small window in the front elevation and a window and door in the rear elevation. There will be no windows in the southern or northern elevations facing the neighbouring properties. A previous application (K.7155/3) was approved in July 1991 for a similar proposal with a slightly smaller footprint than the current proposal. Application K.7155/3 retained the existing porch and extended to the rear of it and also included a pitched roof to the existing porch. The current proposal will extend 0.6 metres past the rear of the previously approved scheme.

Relevant Planning History

K.7155/2 - Erection of a single storey side and rear extension - Approved - 05.12.83
K.7155/3 - Erection of a single storey side/rear extension - Approved - 09.07.91

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area
R/DP7
Additions, Extensions and Alterations

Consultations

Nil

Response to Public Advertisement

One letter of objection:
Issues raised: the proposal will overhang the boundary

Principal Issues

1. The plans indicate that the proposed extension will not overhang the boundary and the agent has confirmed this in writing. Therefore the main issues in this case are the acceptability of the design and the impact on the residential amenities of the neighbouring properties.
2. The extension will replace the existing porch. It will have a hipped roof and be constructed in materials to match the existing dwelling. It will look very similar to the previously approved scheme and will not be highly visible due to its position on the side. It is therefore considered that the proposal is an acceptable design and will not have a detrimental impact on the streetscene.
3. Due to the hipped roof, the orientation, the limited increase in size and as there are no windows in the side elevation it is considered that the proposal will not have a detrimental impact on the residential amenities of the occupiers of the neighbouring property to the south in terms of light, outlook or privacy. The proposed extension will be mostly be screened from the neighbouring property to the north by the existing extension so will not result in a loss of light to or outlook from that property. Also as there are no windows which face the property to the north there will be no overlooking.

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 and as such complies with Policies R/DP1 and R/DP7 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no windows shall be constructed in the southern elevation of the extension hereby permitted without the prior consent in writing of the Local Planning Authority.
Reason - In order to protect the amenity of the occupiers of the adjacent property and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 10.
APPLICATION NUMBER: K17464
APPLICANT: Mr & Mrs Duffy
DATE REGISTERED: 24.10.2007

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

The Site and the proposal

The application property is the northern half of a pair of semi detached properties located on the eastern side of Bentham Road. The dwelling has been constructed from red brick with a tiled hipped roof and has a rear garden approximately 20 metres long, beyond which is a cycle and footpath. The adjoining neighbour to the south, Number 15 has a single storey lean- to rear extension, while Number 11 to north has a lean- to conservatory on the rear elevation.

It is proposed to erect a first floor rear extension. The extension has subservient hipped roof and extends 3.5 metres beyond the property's original rear elevation. There will be two first floor windows in the eastern (rear) elevation but no windows in the northern or southern elevations. As part of the development two new windows are to be installed in the first floor of the property's original northern elevation. Amended plans have been received stating that both of these windows will be obscure glazed. The applicant has indicated that the development will be constructed using matching materials.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area
R/DP7
Additions, Extensions and Alterations

Consultations

Nil

Response to Public Advertisement

3 letters of objection

Issues raised: Right to light, overshadowing and loss of daylight, sunlight, views and privacy. The development is out of character with the other properties in the locality and its size overbearing. Extension will be built adjacent to a party wall and does not comply with the "45 degree rule"

Principal Issues

1. The Gosport Borough Council Local Plan Review makes no reference to a "45 degree rule" and rather every application is considered on its own merits in terms of its siting, location, orientation and relationship with adjoining dwellings. Party wall issues are not material planning considerations and therefore, the main issues in this case are the acceptability of the design of the first floor rear

extension and the impact it will have on the visual amenity of the locality and the amenities of the occupiers of the adjoining dwellings.

2. The proposed first floor extension has been designed with a subservient hipped roof which relates well to the property's original roof form. It is of limited depth and will be built using matching materials. The extension will not form an over prominent feature on the rear elevation and is not out of character in this residential area. The development is therefore of an acceptable design and will not be detrimental to the visual amenity of the locality.

3. Although Number 11 is located to the north of the application site, the proposed extension is of limited depth and its subservient hipped roof reduces its overall mass and therefore its potential to overshadow. The first floor window in the southern elevation of Number 11 is glazed with obscure glass and does not serve a habitable room. In light of the above and given that Number 15 is located to the south of the site, I do not consider that the proposal will have a detrimental impact on the amenities of the occupiers of either adjoining dwelling in regards to loss of light or overshadowing.

4. The first floor windows in the rear elevation will not increase the propensity to overlook the adjoining dwellings and given the use of obscure glazing at Number 11 and the position of the two proposed windows in the northern elevation (which will be obscure glazed), I do not consider that there will be any impact on either adjoining neighbour in terms of loss of privacy. In order to protect the future privacy of these dwellings a condition should be attached preventing the installation of first floor windows in the northern and southern elevations of the extension without the prior consent of the Planning Department.

5. Due to its subservient roof, its limited depth and the separation distance with Number 15, I do not consider that the extension will be overbearing or have a detrimental impact on the amenities of either adjoining neighbour in terms of loss of outlook.

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 by reason of its design and siting will not have a detrimental impact on the amenities of the neighbouring properties or the visual amenities of the area. As such, the development complies with Policies R/DP1 and R/DP7 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no windows shall be constructed in the first floor of the northern or southern elevations of the extension hereby permitted, without the prior consent in writing of the Local Planning Authority.

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

ITEM NUMBER: 11.
APPLICATION NUMBER: K5353/17
APPLICANT: Court Barn Conservative Club Ltd
DATE REGISTERED: 05.12.2007

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

The Site and the proposal

The application site is located on the southern side of Court Barn Lane which is a private road situated to the east of Broom Way and Court Barn Close within a residential area of Lee-on-the-Solent. The site comprises a large two storey brick built building with a cellar under an intricate clay plain tiled roof set within a substantial landscaped walled and fenced garden. Court Barn Conservative Club is a Grade II Listed Building. There is a tarmac surfaced car park containing 49 spaces including 2 for disabled drivers. It is located to the east of the building. Access to the grounds is via Court Barn Lane. To the east of there are two detached houses with their own private driveways and parking facilities. The dwellings located to the south of the car park in Kenilworth Close and Goldfinch Lane have back gardens screened by a 5 metre high hedge of conifer trees adjoining the car park. The back gardens of dwellings located in Bullfinch Court to the north of Court Barn Close are screened by a 2 metre high fence and shrubs. Court Barn Close has a number of speed humps along its length which limits the speed of vehicles accessing the private car park serving the site.

The Club premises comprise a cellar with a main lounge and bar, bar store, games room, reception area, lounge, kitchen, store rooms and WCs at ground floor level. The first floor contains a small bar area, two function rooms, an office, female WC and a self contained two bedroom flat with a lounge, kitchen, hall, bathroom and separate WC. The flat occupies approximately one third of the first floor area and has a lockable front door from the main landing. The flat is vacant at present but was used as residential accommodation by the club steward until February 2007.

The residential accommodation is no longer required for this purpose as the club does not have a steward living on the premises. It is therefore proposed to change the use of this flat into a self contained Class A2 office use. It is likely that the proposed office space will be occupied by four people and operate between the hours of 9.00am and 6.00pm. No walls or doors are to be removed or altered as a result of this proposed change of use and as such there are no physical alterations to the fabric of this Listed Building.

Relevant Planning History

K.5352 - Change of use to a club with residential accommodation approved 22 February 1966.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/H6

Change of Use of Existing Dwellings

R/BH3

Development Affecting Listed Buildings

R/T11

Access and Parking

Consultations

Traffic Management	A substantial amount of car parking is available which is understood is used mainly in the evenings. This will be more than adequate to support the small increase in parking demand to arise from this change of use. No objection.
The Gosport Society	No objections

Response to Public Advertisement

Nil.

Principal Issues

1. The application site is located within the urban area boundary and consequently the principle of this development is acceptable provided that the details accord with the criteria outlined in Policy R/DP1 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the acceptability of the proposed use, the impact on the historic and architectural character and appearance of this Listed Building and its setting, the amenities of nearby residents and the provision of car parking.
2. Whilst the area is residential in character the existing club premises have been in operation for many years and are located in their own large grounds and the proposed change of use will not result in any change in the appearance of the building. The proposal will enable the establishment of a small business within the building and will not have any adverse effect on the character of the area or residential amenity and as such the proposal complies with the criteria of Policy R/H6 of the Gosport Borough Local Plan Review.
3. There are to be no physical alterations to this Listed Building and as such there will be no harm to the historic and architectural character of the building or its setting. The proposed change of use therefore complies with Policy R/BH3 of the Gosport Borough Local Plan Review.
4. Given the existing use of the building and the activities associated with its operation and the size of the existing car park the introduction of this proposed office use to this relatively small part of the building will not significantly increase parking demand or traffic/parking conditions in the locality. The proposal therefore complies with Policy R/T11 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 an appropriate use, 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. As such the development complies with Policies R/DP1, R/H6, R/BH3 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).