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9 February 2009

S U M M O N S

MEETING: Regulatory Board
DATE: 17 February 2009
TIME: 6.00pm
PLACE: Council Chamber, Town Hall, Gosport
Democratic Services contact: Catherine McDonald

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Hicks (Chairman)
Councillor Carr (Vice Chairman)

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

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

FIRE PRECAUTIONS

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

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

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 20 JANUARY 2009 [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, 13 February 2009. 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, 13 February 2009).

6. REPORTS OF THE DEVELOPMENT SERVICES MANAGER

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 –30 /1)*

PART II
Contact Officer:
Pat Aird
Ext 5328

7. ANY OTHER ITEMS

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

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

17th February 2009

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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01.	03-07	K6814/11	108 Queens Road Gosport Hampshire PO12 1LH	Refuse
02.	08-12	K1110/3	35 St Thomas's Road Gosport Hampshire PO12 4JU	Grant Permission
03.	13-15	K6359/1	145 Rowner Lane Gosport Hampshire PO13 9SP	Grant Permission
04.	16-19	K15583/1	1 Homer Close Gosport Hampshire PO13 9TJ	Refuse
05.	20-22	K10487/5	27 Anglesey Road Gosport Hampshire PO12 2EG	Refuse
06.	23-27	K12761/1	1 Spring Garden Lane Gosport Hampshire PO12 1HY	Grant Permission
07.	28-30	K12613/1	3 Blackbird Way Lee-On-The- Solent Hampshire PO13 8HJ	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K6814/11
APPLICANT: Mr K Erridge
DATE REGISTERED: 06.01.2009

OUTLINE APPLICATION - PART DEMOLITION OF EXISTING BUILDING AND ERECTION OF 2 STOREY BUILDING TO PROVIDE 1NO.3 BEDROOMED DWELLING AND 2NO.FLATS
108 Queens Road Gosport Hampshire PO12 1LH

The Site and the proposal

The application site is located on a prominent corner plot on the eastern side of Queens Road at the junction with Battenburg Road. The site is currently occupied by a large 2.5 storey building which extends the entire length of the plot. The building has a rendered finish with a brown tiled pitched roof and large gable fronting Queens Road. It is used as a martial arts club with ancillary living accommodation at its eastern end in the form of a one bed room dwelling. The front elevation contains an entrance door, with two windows at ground floor level and one first floor window. The side elevation fronting Battenburg Road contains a total of eight windows, with two personal doors and a set of garage doors. The rear elevation contains three ground floor and two first floor windows, all of which are obscure glazed. There are no windows in the northern elevation facing the rear garden of number 110 Queens Road. There is a narrow footpath at the rear of the site providing access to the back gardens of the dwellings on Queens Road and Avenue Road.

The area is characterised by two storey terraced dwellings set on rectangular plots with rear gardens approximately 15 metres long. The adjoining property to the north, number 110, is a two storey dwelling with two storey and single storey elements at the rear. The property has a flat roof rear dormer window with first floor windows in the rear elevation. There is a small wooden shed at the eastern end of the garden. To the south of the site and on the opposite side of Battenburg Road is 106 Queens Road, a two storey hipped roof dwelling constructed from red brick. The dwelling contains two ground floor windows and three first floor windows in the northern elevation facing the application site. There is a single storey lean-to structure on the rear elevation and the back garden is bordered by a 1.6 metre high wooden fence. Parking restrictions are in place on the corners of Queens Road, at the junctions with Battenburg Road and Avenue Road.

The application is in outline form with all matters reserved. It is for the partial demolition of the martial arts building, retaining the two storey residential unit at the eastern end of the site. The rest of the site is to be redeveloped by the erection of a two storey building attached to the southern elevation of number 110 Queens Road to provide 1no. three bedroom dwelling and 2no. three bedroom flats. An indicative layout, showing car and cycle parking, refuse storage and amenity space, and elevational drawings showing the design of the proposed building, have been submitted to support this application.

Relevant Planning History

K6814 use of premises as a warehouse refused 20.04.70
K6814/1 use of premises as a bingo hall refused 08.06.70
K6814/2 use of premises as a studio for deportment, dancing, photography temporary consent permitted 08.06.70 (expired 31.12.73)
K6814/3 Outline Application demolition of building and erection of 2no. terraced houses permitted 21.04.71
K6814/4 use of premises for storage (first approved 22.06.72 and expired 31.12.74) permitted 11.02.74
K6814/5 use of premises as snooker hall refused 17.06.74
K6814/6 change of use from store to place of worship permitted 20.12.74

K6814/7 Outline Application erection of 2 storey block of four flats refused 27.06.89 (Appeal dismissed T/APP/J1725/A/89/131479/P.4 - 12.02.90)

K6814/8 Outline Application erection of 4 flats together with car parking facilities permitted 11.01.91

K6814/9 change of use/conversion of existing hall (D1) to martial arts club (D2) and ancillary living accommodation permitted 02.04.96

K6814/10 Outline Application demolition of existing building and erection of 3 storey building to provide 5no. 1 bedroom flats, 3no. 2 bedroom flats including double integral garage and cycle storage withdrawn 26.11.08

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/CF2

Protection of Existing Health and Community Facilities

R/DP1

General Standards of Development within the Urban Area

R/H4

Housing Densities

R/T11

Access and Parking

R/DP3

Provision of Infrastructure, Services and Facilities

R/T4

Off-site Transport Infrastructure

R/OS8

Recreational Space for New Residential Developments

Consultations

Building Control	Access for fire brigade is acceptable. Level or ramped access is required in place of, or in addition to the stepped accesses serving units 1 and 2.
Environmental Health (Pollution & Environment)	no objection
Streetscene (Waste & Cleansing)	Objection 3 bedroom dwelling will require 1 x 240 litre recycling bin and 1 x 240 litre domestic bin. Bin stores for the flats are acceptable.
Local Highway Authority	Objection The proposal provides two parking spaces. However, the space adjacent to the retained dwelling provides an inadequate level of intervisibility. The average car ownership for the Christchurch Ward as detailed in the 2001 Census data is 0.98 cars per household, with 21% of households owning 2 or more cars. The provision of 2 additional spaces for a net increase of 3 dwellings is therefore insufficient and is unlikely to meet the demands for car parking of future residents or their visitors. The number of secure cycle parking spaces is acceptable. However, the cycle store for

Unit 1 will not be convenient to use as it will require bicycles to be trailed through the lounge/ dining room. An additional visitor cycle stand is required.

There are parts of the proposed building which directly abut the rear edge of the footway. Therefore in the interests of pedestrian safety no doors or ground floor windows are to open outwards.

Transport contributions required.

Response to Public Advertisement

3 letters of objection received;

Issues raised:-

- Proposal constitutes an overdevelopment of the plot, exceeding the density range outlined within Policy R/H4
- Developer has not notified neighbours of the proposal as suggested in the Design and Access Statement
- Impact of the development on traffic and parking arrangements
- Insufficient number of parking spaces provided
- Proposed development is out of character
- Unlike the other properties in Queens Road, the development does not provide a small front garden area
- The provision of flats is inappropriate in an area characterised by terraced dwellings
- Loss of a community facility
- In comparison to the existing commercial use, the proposed residential units will result in additional disturbance to neighbours
- The site is not located close to a Principal centre and the proposed density is therefore too high and uncharacteristic of adjacent plots
- Flats have no amenity space which would create an undesirable living environment for prospective occupants
- Consideration should be given to methods to reduce energy consumption, flooding and drainage solutions
- Safety issues during the construction period
- Street is already heavily congested
- Road closure during development will have a detrimental impact on residents
- Disturbance during the construction period
- Party wall issues
- Bathroom in Unit 1 should be repositioned to reduce disturbance to occupiers of 110 Queens Road
- Loss of pedestrian access to footpath at the rear of the site during construction and the implications on bin collection day
- New developments should benefit local residents

Principal Issues

1. Applicants are not required by statute to notify neighbours of a proposed development. However, the Council has advertised the application in accordance with the consultation procedure set out within the Statement of Community Involvement. The safety of residents, access to the rear footpath during construction and party wall issues are private matters between the interested parties. The closure of roads during construction would require a licence issued by Hampshire County Council and is not a matter that can be controlled through the planning legislation. The main issues in this case therefore whether the development is acceptable in principle, having regard to the loss of a community facility, whether the amount and scale of the development proposed can be accommodated on the site without having an adverse impact on the amenities of adjacent and prospective occupiers, and whether adequate provision can be made for car and cycle parking, refuse storage and open space.

2. The indicative design of the units fronting Queens Road demonstrates that a building at the front of the site would integrate well with the general streetscene, reintroducing a residential emphasis on what is a prominent corner plot. A building of the scale proposed in this position would not appear incongruous in relation to the adjacent built form, particularly if it was sited to follow the building line and appear as a natural extension of the terrace. However, if the existing residential unit is retained it would result in a detached dwelling positioned at the rear of the site. This would represent an alien form of development, in an area characterised by terraced dwellings with long rear gardens. Moreover, the retention of the existing dwelling serves to limit the space available at the rear of the proposed units fronting Queens Road and the indicative drawings demonstrate that this would result in a cramped and congested layout for the amount of development proposed when compared to adjacent plots. The useable garden area that would remain does not meet the guideline figure of 10.5 metres as set out in Appendix B of the Gosport Borough Local Plan Review for even a single dwelling. Furthermore, the plot is of insufficient size to accommodate the scale of the development proposed and adequate storage provision for refuse bins and bicycles contrary to Policy R/DP1 of the Local Plan Review.

3. The indicative drawings demonstrate that the rear elevations of the proposed properties fronting Queens Road would not have to extend a significant distance beyond the two storey rear elevation of number 110 Queens Road. In light of this and given the height of the proposed building, this aspect of the proposal will not have a detrimental impact on the amenities of the occupiers of this residence in terms of loss of light or outlook. Although there will have to be windows in the rear elevation at first floor level and potentially in the roof space, I do not consider that this will increase the propensity to overlook adjacent gardens over and above that which currently exists from neighbouring dwellings. The part demolition of the existing building would open up the central element of the site, increasing the amount of sunlight reaching the rear garden of number 110 and improving the outlook for the occupants of this and adjacent dwellings. As the building could be designed with no windows in the northern or western elevations of the retained residential unit, I do not consider that the proposal will have a detrimental impact on the living conditions of existing or prospective occupiers in terms of loss of privacy. However, due to the constraints of the site and the amount of development proposed any garden would receive little or no sunlight during long periods of the day and would be bordered by the blank two storey elevation of the retained house which would create an oppressive and undesirable environment for prospective users of this space, contrary to Policy R/DP1.

4. The indicative drawings indicate that it would be difficult to accommodate even 2 parking spaces on the site. According to the 2001 Census information, car ownership within the Christchurch ward is 0.98 cars per household, with 21% of households owning two or more cars. It is therefore unlikely that the provision of just two car parking spaces to serve three units will meet the demand for resident and visitor parking. Consequently there is likely to be overspill parking in the surrounding road network, to the detriment of local amenity. Additionally, there is likely to be an inadequate level of intervisibility between vehicles exiting the site and all other users of the public highway, to the detriment of highway and pedestrian safety. Given the constrained nature of the plot, it is unlikely that the layout can be designed to provide a satisfactory parking arrangement. It is acknowledged that the local area is characterised by on street parking. However, the applicant has provided no justification within the supporting documents to support a car free development. The development in its current form is therefore unacceptable and contrary to the Supplementary Guidance Note to Policy R/T11 of the Local Plan Review.

5. Policy R/CF2 of the Local Plan Review is concerned with the protection of existing health and community facilities which can provide important social and recreational functions for local residents. The Council therefore seeks to resist any proposal that would involve the loss of existing facilities, unless they can be reprovided in an appropriate form and location. Although the applicant has indicated within the Design and Access Statement that the existing karate club could be relocated to the new community centre on Avenue Road, no evidence has been submitted to substantiate this claim. I do not therefore consider that sufficient information has been provided to adequately justify the loss of the existing community facility and the proposal is therefore contrary to Policy R/CF2.

6. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/ or improvement of outdoor playing space and transport and highway improvements, in accordance with Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposal by reason of the constrained size of the plot in relation to the amount of development proposed is likely to result in a cramped and congested layout which would be out of keeping with the established pattern of development in the locality and detrimental to the character and appearance of the area. As such, it is contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

2. Due to the amount and scale of the development and the constrained size of the plot any amenity space will be overshadowed for long periods of the day, creating an unsatisfactory and undesirable environment for the users of this space. As such the proposal is contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Due to the constrained size of the plot and the scale of the development proposed there will be an insufficient level of on-site car parking. This is likely to result in overspill car parking in the surrounding road network to the detriment of local amenity. The proposal therefore conflicts with Policy R/T11 of the Gosport Borough Local Plan Review.

4. Due to the constraints of the plot and the amount of development proposed there is likely to be an insufficient level of intervisibility between vehicles exiting the site and all other users of the public highway. The proposal will therefore be detrimental to highway and pedestrian safety, contrary to Policy R/T11 of the Gosport Borough Local Plan Review.

5. Due to the constrained size of the plot and the amount and scale of the development proposed there will be insufficient space on the site to make adequate provision for cycle storage and parking and refuse storage contrary to Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

6. The applicant has not provided sufficient information to justify the loss of the existing community facility or that appropriate alternative facilities are available elsewhere in the locality. The proposal therefore conflicts with Policy R/CF2 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K110/3
APPLICANT: Mr N Fry
DATE REGISTERED: 19.12.2008

**ERECTION OF EXTENSION AND CONVERSION OF GARAGE TO CREATE A ONE
BEDROOM BUNGALOW**
35 St Thomas's Road Gosport Hampshire PO12 4JU

The Site and the proposal

The application site is located within the urban area boundary on the southern side of St Thomas's Road towards its junction with Grove Road. The site is a truncated triangular shape forming part of the side garden to 35 St Thomas's Road and contains a detached red brick built garage under a plain brown tiled roof. The area is mainly residential and contains various types of dwellings of differing designs and ages within different shaped and sized plots. The site is on a bus route and there is a newsagent, a takeaway and hairdresser in close proximity on the opposite side of the road. The Windsor Castle public house is also located around the corner on the east side of Grove Road. Double-yellow-line waiting restrictions exist outside the application site and extend around the corner into Grove Road

Number 35 St Thomas's Road is a detached chalet bungalow with a hipped roof at the front containing a gabled dormer window. It has a red brick front elevation containing two semi-circular bay windows with the front door in the centre. The side elevations are part rendered and there is a flat roofed dormer window in the west side elevation with a kitchen window and obscure glazed bathroom window at ground floor level. There is a gabled roof of plain brown tiles to the rear and a lean-to conservatory. The conservatory and windows to the property are white upvc. The rear garden to the site is bounded by 1.8 metres high fencing. At the front of the property there is a 1 metre high brick boundary wall containing a pedestrian gate and part gravel and concrete surfaced car parking area with a dropped kerb in front and to the eastern side of the existing garage.

To the south east of the property on the corner is 169 Grove Road, a detached two storey property constructed in red brick with grey brick detailing and string courses. This property was built approximately 5 years ago on a triangular shaped site and has a grey concrete tiled dropped roofline containing front and rear dormer windows. Number 37 St Thomas's Road is a detached bungalow with a gabled roof form located 2.6 metres away from the 1.8 metres high boundary fence separating it from the application site. It is constructed in red brick with yellow vertical tile hanging to the front gable under a grey concrete tiled roof. There is a dormer window in the east facing roof slope facing the application site and a lean-to conservatory at the rear of the property. There are four high level windows in the side elevation facing the application site boundary fence. One of these windows is a secondary window to the front bedroom, the second serves the dining room which is at the northern end of the living room. There are two further high level windows in the living room with a set of patio doors leading out into the glazed conservatory. To the rear of the application site there is a 1.8 metres high fence and the rear garden serving 167 Grove Road.

It is proposed to extend and convert the existing garage situated 1.3 metres away from the boundary fence with number 37 into a 1 bedroom bungalow. The extension at the rear is to be 5.165 metres deep by 3.365 metres wide with a subservient gabled roof form. The extension is to contain the bedroom and bathroom with the open plan lounge/kitchen in the existing garage. The top of the ridge line to the existing garage is 4.6 metres high. The extension will be 4.1 metres high. The up and over garage door is to be removed and partially bricked up allowing the insertion of a window to the lounge area. There will be a small window installed in the west elevation and the front door. The east elevation is to contain a secondary window to the lounge, a window to the kitchen and a window to the bathroom. At the rear of the property there will be a set of double doors with full height side windows leading from the bedroom into the rear garden area. The extension is to be constructed in matching materials and the windows will be white upvc. There is to be a further area of garden to the

east of the building which will contain space for the storage of refuse and recycling bins and a covered cycle store. The area to the front of the property will be paved to provide parking space for two cars. In addition part of the front boundary wall will be removed and a new dropped kerb will be installed to serve a parking area containing two spaces for use by occupiers of the existing dwelling. A 1 metre high fence is to extend 2.4 metres back into the site between the parking areas and then increase to 1.8 metres in height and extend along the eastern boundary and to the rear of the proposed bungalow.

Relevant Planning History

K110/1 erection of garage permitted 21.07.95

K110/2 erection of side dormer window on west elevation permitted 17.10.2008

K16296 erection of detached two storey dwelling house permitted 11.09.03 at 169 Grove Road

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/ENV9

Safeguarded Areas

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/H4

Housing Densities

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

Consultations

Defence Estates	The Ministry of Defence has no safeguarding objections to this proposal.
Building Control	Means of access for Fire Brigade satisfactory.
Streetscene (Waste & Cleansing)	Adequate storage space for 1 x 140 litre domestic and 1 x 140 litre recycling bins which will be required to be placed out adjacent the footway to facilitate collection.
Local Highway Authority	No objection subject to transport contributions.

Response to Public Advertisement

1 letter of objection

Issues raised:-

- Increased loss of natural light to the bedroom and dining room at 37 St Thomas's Road which is presently affected by the location of the existing garage

- Disabled occupier sits in the living room for most of the day and is concerned at the impact on his outlook from the side windows towards a brick wall and extended tiled roof

Principal Issues

1. The application site is an area of private garden located within the urban area boundary and consequently the principle of residential development is acceptable provided that the details accord with the criteria in Policy R/DP1 of the Gosport Borough Local Plan Review. The Ministry of Defence has no safeguarding objections to this proposal and as such the development complies with Policy R/ENV9 of the Gosport Borough Local Plan Review. Therefore the main issues in this case are the acceptability of the proposed density, whether the proposal will be acceptable within the overall street scene and the character of the area, the impact on the amenities of nearby and prospective residents, and highway safety and the provision of transport infrastructure, car and cycle parking, refuse storage facilities and open space.

2. The existing development has a density of 20 dwellings per hectare (dph) which is below the level of 30 to 50 dph dwellings advocated by Policy R/H4. The proposal will increase the density to 40 dph which is acceptable. It will result in the provision of a one bedroom bungalow which will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. There is an existing building in this location and the conversion has been designed to harmonise with the existing street scene. Therefore the proposal complies with Policies R/DP1, R/DP7 and R/H4 of the Gosport Borough Local Plan Review.

3. Given the orientation of the site and the subservient roof form of the extension to the existing garage, the location beyond an existing boundary fence, the direction of the roofslope away from the boundary with 37 St Thomas's Road, and separation distance of 3.9 metres, there will be no significant loss of light. There will also be no loss of light to 35 St Thomas's Road because of the height and position of the extension within the site. Furthermore due to the location of the bungalow there will be no impact on the occupiers of 167 and 169 Grove Road. Due to the existing and proposed boundary treatment there will be no loss of privacy or unacceptable overlooking of adjoining gardens. As the properties to either side contain dormer windows it is appropriate to condition that no windows or dormers be installed within the side roof slopes of the proposed dwelling so as to ensure the continued privacy of existing and proposed occupiers. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of adjoining residents.

4. The property will have its own private fenced garden area which will provide satisfactory amenity space commensurate with the size of the dwelling. The site provides adequate storage facilities for refuse.

5. The proposal includes for two parking spaces for the new one bedroom bungalow and two for the existing chalet bungalow. This provision is considered acceptable for the size of the dwellings having regard to average car ownership within this Ward. Secure long stay cycle provision is provided to an acceptable standard and there is also space for short stay visitor cycle parking. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

6. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8 and payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review for the additional unit of accommodation. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

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

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development of one additional dwelling in this existing residential area is appropriate and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The detailed design of the proposed dwelling within the overall street scene is appropriate and acceptable. The proposal will improve the appearance of the area and will not have a detrimental impact on the amenities of neighbouring residents or prospective occupiers. Adequate provision is made for open space, transport infrastructure, car and cycle parking and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/DP/7, R/H4, R/T4, R/T11, R/ENV9 and R/OS8 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

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

3. The 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.

4. The development hereby permitted shall not be brought into use until the two parking spaces proposed for use by 35 St Thomas's Road shall have been provided and the area 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.

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

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

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

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

7. The boundary treatment hereby approved shall be provided before the development is first brought into use and thereafter retained.

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

8. 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 or dormer windows shall be constructed above eaves level in the side roof slopes of the bungalow 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: 03.
APPLICATION NUMBER: K6359/1
APPLICANT: Mr O Ozdemir
DATE REGISTERED: 05.01.2009

CHANGE OF USE FROM RETAIL SHOP (CLASS A1) TO HOT FOOD TAKEAWAY (CLASS A5) AND ERECTION OF EXTERNAL EXTRACTION FLUE (as amplified by details received 27.01.09)
145 Rowner Lane Gosport Hampshire PO13 9SP

The Site and the proposal

The application site is located at the northern end of a parade of 8 units on the western side of Rowner Lane and within the Rowner Lane Neighbourhood Shopping Centre. The parade comprises commercial units at ground floor level with two storey maisonettes above and is constructed from red brick with a tiled pitched roof. Access to the flats is afforded by a staircase to the rear of the site. Refuse bins associated with the commercial units are kept within individual lockable stores on the rear elevations.

The ground floor of number 145 is currently vacant having last been used as a butchers. The remaining units in the parade comprise a Chinese takeaway, a hardware shop, a photographic studio, a pharmacy, a newsagent and a shop selling security systems. The ground floor of number 157 is also currently unoccupied having previously been used as a bakery. There is a large external extraction flue on the rear elevation of number 159, serving the Chinese takeaway. The flue is black in colour and extends approximately 1 metre above the height of the eaves.

Customer parking is provided in a lay-by at the front of the site which affords sufficient room to park 5 cars. There is also an area of hardstanding on the northern side of the parade providing space for a further 10 vehicles. The spaces are accessed via an extended dropped kerb on Brune Lane.

The application is for a change of use from a butchers shop (Use Class A1) to a hot food takeaway establishment (Use Class A5). The proposed takeaway would employ 3 members of staff and would be open 10.30am – 11.00pm, Monday – Saturday. It is proposed to erect an external extraction flue, positioned on the southern side of the rear elevation. The flue will comprise a 3 stage filtration system including grease and carbon filters and will be fabricated in stainless steel. The applicant has indicated that the flue will be coloured red/brown to match the existing brickwork and will be fitted using anti-vibration brackets. The vent of the flue would extend 1 metre above the parapet of the roof and would comprise a vertical discharge cowl. Refuse is to be stored in the existing bin store area at the rear of the site.

Relevant Planning History

K6359 change of use from garage to store for fruit and vegetables permitted 26.11.68
K2748/2 erection of an extraction flue permitted at 159 Rowner Lane 17.04.90

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
- General Standards of Development within the Urban Area
- R/S4
- Local and Neighbourhood Centres
- R/ENV10
- Noise Pollution

Consultations

Building Control	no objection
Environmental Health (Commercial)	No objection. The proposed extraction system appears to provide adequate filtration by means of carbon filters to reduce the amount of cooking odours emitted. However, this would not preclude formal action by Environmental Health should the system fail.
Local Highway Authority	No objection. The proposal will not result in a net increase in the number of trips associated with the site. Therefore, no transport contributions are required.

Response to Public Advertisement

1 letter of objection;

Issues raised:-

- Query over the need for more hot food takeaways
- Query over the type of type of hot food that is to be sold from the premises
- The provision of litter bins at the front of the site
- Littering
- Control of smells associated with the extraction flue

Principal Issues

1. The Use Classes Order does not distinguish between the types of hot food that can be sold from an establishment operating under Use Class A5. Littering and the provision of public bins at the front of the site are not planning considerations in the determination of this application. The main issues in this case therefore are the impact of the proposal on the vitality and viability of the Rowner Lane Neighbourhood Shopping Centre, the visual amenity of the locality, the amenities of the occupiers of the adjacent properties, highway safety and the acceptability of parking and refuse arrangements.

2. At present 12.5% of the units within the Rowner Lane Neighbourhood Shopping Centre comprise non A1 uses. The proposed development would increase this figure to 25%, which is below the 40% threshold as set out in Policy R/S4. In addition to this, the proposal would bring a vacant unit back into use, operating 6 days a week, employing three members of staff. The introduction of an additional takeaway establishment would not prejudice the dominant function of the Neighbourhood Shopping Centre as a local shopping precinct and taken in conjunction with the existing uses, the proposal would improve the vitality and viability of Neighbourhood Shopping Centre. The retention of a window display will ensure the continuity of the retail frontage is maintained. In light of the above therefore, the proposed change of use is acceptable and complies with the aims and objectives of Policies R/DP1 and R/S4 of the Gosport Borough Local Plan Review.

3. The flue will be sited on the southern side of the rear elevation, away from the property boundary and this will reduce its overall prominence when viewed from adjacent public vantage points. The applicant has indicated that the flue will be finished in a red/brown colour to match the existing brickwork at the site, further reducing its visual impact. In light of this and given the fact there is an existing extraction system at number 159, the proposed flue will not be detrimental to the appearance of the building or the visual amenity of the locality.

4. There is an existing takeaway establishment operating from number 159 with no planning restriction on opening times and the comings and goings of customers will not therefore result in additional disturbance to the occupiers of the adjoining properties, including the two storey maisonettes. The flue will be fitted using anti-vibration brackets and will include a 3 stage filtration

system with a vertical discharge cowl set 1 metre above the eaves height and the Head of Environmental Health has confirmed that this is an appropriate arrangement to reduce cooking odours. In light of this, and given the fact the flue has been sited away from windows serving habitable rooms, I do not consider that there will be an unacceptable impact on the living conditions of any local residents in terms of noise or smell. Subject to a condition requiring the submission of details in respect to a proposed method of future maintenance of the flue, the proposal complies with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

5. The existing refuse storage arrangements are adequate to serve the proposed A5 use and given the availability of parking in the vicinity, there will be no detrimental impact on the transportation characteristics of the locality or highway and pedestrian safety. The proposal therefore complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development as proposed is acceptable in this location. The proposal will not adversely affect the amenities of nearby residents through noise or smell generation and will not have a detrimental impact on the visual amenity of the locality, traffic conditions, or parking and access arrangements. As such, the proposal complies with Policies R/DP1, R/S3, R/T11 and R/ENV10 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 shop windows on the front elevation shall be used for display purposes at all times.

Reason - To ensure the continuity of the retail frontage is retained, and to comply with Policies R/DP1 and R/S4 of the Gosport Borough Local Plan Review.

3. Details of a method of maintenance for the flue hereby permitted shall be submitted to, and approved by, the Local Planning Authority before the use hereby permitted is commenced. The ventilation system shall thereafter be maintained in accordance with the approved details.

Reason - To protect the amenities of the surrounding properties and to comply with Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

4. Details of the external finish of the proposed flue shall be submitted to, and approved by, the Local Planning Authority before development commences. The flue shall thereafter be retained and maintained in accordance with the approved details.

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

ITEM NUMBER: 04.
APPLICATION NUMBER: K15583/1
APPLICANT: Mr William Grant
DATE REGISTERED: 14.01.2009

ERECTION OF SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION TO PROVIDE 2NO.TWO BEDROOM DWELLINGS WITH ASSOCIATED AMENITY SPACE AND PARKING (as amended by plans received 05.02.2009)
1 Homer Close Gosport Hampshire PO13 9TJ

The Site and the proposal

The application site occupies a prominent plot at the northern end of Homer Close, adjacent to the junction with St. Nicholas Avenue. The local area is characterised by pairs of semi detached dwellings and terraces of four houses, all of which are set back from the road frontage by approximately 8 metres. This, coupled with large grass verges and low front boundaries contributes to the look and feel of a spacious, open plan estate.

Number 1 Homer Close is the end property in a terrace of 4 three bedroomed dwellings located on the south eastern side of the road. The two storey property has a rendered finish with a hipped roof of concrete interlocking tiles. There is a pitched roof prefabricated garage located approximately 3 metres from the side elevation of the dwelling, accessed via an existing dropped kerb at the front of the site. The area to the front of the garage has been laid to tarmac and there is a small grassed area adjacent to the front elevation. Whereas the other houses in the locality are set on rectangular plots with rear gardens in the region of 15-30 metres long, number 1 occupies a triangular plot and has an irregularly shaped garden positioned to the side and rear of the dwelling. The garden is subdivided into two parts by a 1.6 metre high red brick wall which runs parallel with the site boundary. The perimeter of the site is bordered by a 1.6 metre high hedge, which consists for the most part of conifer trees. The height of the hedge lowers to approximately 0.4 metres at the front of the site to provide an appropriate level of visibility for vehicles exiting the driveway. There are a number of tall trees at the rear of the site which partially screen the dwelling from public view when approaching from the south.

The applicant proposes to extend the existing building to create 2 additional two bedroomed dwellings. Two flat roofed rear dormer windows will provide light to second floor bedrooms. The extension would be 8.1 metres wide and would be built to the height of the existing ridge tile. A 3.5 metre deep single storey extension would be erected across the rear elevation of both the existing dwelling and the two proposed units. This addition would have a lean-to design with a hip at its northern end. It would not extend beyond the rear elevation of an existing single storey extension at the adjoining dwelling, number 3. Two small trees and the existing garden wall would have to be removed in order to accommodate the proposed development.

The existing rear garden will be subdivided to provide three separate areas of amenity space. Number 1 will retain a garden measuring approximately 18 x 8 metres while the garden for 1a would be approximately 13 x 5 metres. Due to the irregular shape of the plot, the garden for 1b would be triangular in shape, with an overall depth of approximately 11 metres. Access to the rear gardens will be afforded by new pedestrian gates in the rear and side boundaries. The proposal provides a total of six vehicular parking spaces for use by both the proposed and existing dwelling. The parking areas will be surfaced in gravel, with separate hard surfaced paths providing access to the entrance doors. The entrance door for Plot 1a will be positioned on the front elevation of the dwelling while the door to Plot 1b has been located in the proposed side elevation. Number 1 will retain its existing entrance at the front of the property.

Provisions have been made for the storage of refuse bins as well as for the secure storage of bicycles. The plans do not indicate facilities for visitor cycle parking.

Relevant Planning History

K15583 erection of garage permitted 23.08.00

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/H4

Housing Densities

R/T11

Access and Parking

R/DP3

Provision of Infrastructure, Services and Facilities

R/T4

Off-site Transport Infrastructure

R/OS8

Recreational Space for New Residential Developments

Consultations

Building Control

Access for fire brigade is acceptable
Part of the proposed driveway should be laid to hard surface in order to facilitate appropriate wheelchair access. A level or ramped approach to entrances is also required. The position of the wash basins in the ground floor WCs in units 1a and 1b should be altered to help disabled access arrangements.

Streetscene (Waste & Cleansing)

Each dwelling will require 1 x 240 litre domestic and 1 x 240 litre recycling bin. Bins will require placing out on the public highway to facilitate collection.

Local Highway Authority

The boundary treatments either side of the access should be no higher than 0.6 metre, for 2.4 metres from the back edge of the highway in order to aid intervisibility.
The parking space outside number 1b is shown to be enclosed by a hedge on both sides. This should be removed to ease access and aid manoeuvring.

Response to Public Advertisement

2 letters of objection;

Issues raised:-

- the development will be detrimental to highway safety due to the proximity of the proposed access to the junction with St. Nicholas Avenue.
- the proposed development will result in increased vehicular movements, resulting in additional disturbance to neighbouring residents.
- the development will encourage parking on grass verges
- the development appears to encroach onto Council land

Principal Issues

1. The site is located within the Urban Area where the principle of residential development is acceptable provided the details accord with Policy R/DP1 of the Gosport Borough Local Plan Review. The application site does not include any Council land. The main issues are therefore the acceptability of the proposal in terms of its design and density, the impact on the visual amenity of the locality, the amenities of adjoining and prospective occupiers, the servicing and parking arrangements and the provision for cycle parking, refuse storage, open space and transport contributions.

2. Whilst the proposed development would increase the residential density of the site from 17 dwellings per hectare (dph) to 50 dph, which is within the guideline density range set out in Policy R/H4, it would have an adverse impact on the character and appearance of the area. Dwellings in this vicinity are uniformly set back a considerable distance from the public highway and large grass verges at the corners of road junctions serve to reinforce the open plan nature of this residential estate. The proposed development would create a terrace of six dwellings in an area characterised by terraces comprising four units. Careful consideration has been given to the positioning of the proposed front doors so that the development, when viewed from the front of the site, appears to have created only one additional dwelling. However, the development would result in an 8.1 metre wide two storey extension being erected in a very prominent location at the northern end of Homer Close, adjacent to the junction with St.Nicholas Avenue, a busy road providing access to a number of smaller streets and cul-de-sacs. The development would therefore be clearly visible from public view, and in the context of the open plan nature of the estate would be an overly prominent feature, to the detriment of the visual amenity of the locality. Moreover, the proposed rear dormer windows would be built right up to the property boundaries and would extend across the entire width of the rear roofslope of the proposed new dwellings. Very little of the original roofslope would remain visible giving the appearance of a three storey dwelling when approaching from the south. The current terrace is hipped at both ends. The proposed development would introduce a pitched roof with gable end fronting St.Nicholas Avenue. Not only would this increase the mass of the extension and therefore its prominence in the streetscene, it would also unbalance the uniformity of this row of dwellings. Whilst each of the proposed dwellings will have its own separate area of amenity space, meeting the guideline lengths set out in Appendix B of the Local Plan Review, due to the irregular shape of the plot, the layout of plot 1b appears cramped and congested, especially when compared with the adjacent plots in the locality. The layout is not reflective of the established pattern of development and is therefore inappropriate in this location. In light of the above, the proposed development would be detrimental to the character and visual amenity of the locality and contrary to Policies R/DP1 and R/DP7 of the Local Plan Review.

3. Due to the orientation of the dwellings and the fact the proposed single storey element at the rear of the properties will not extend beyond the rear elevation of the addition at number 3, I do not consider that there will be a detrimental impact on the amenities of neighbouring or prospective residents in terms of loss of light or outlook. Although the two proposed dwellings contain dormer windows on the rear roofslope, I do not consider that this would increase the propensity to overlook adjacent gardens over and above that which currently exists from the first floor windows. The proposed development will not therefore be detrimental to the living conditions of any adjoining neighbour, in accordance with Policy R/DP1 of the Local Plan Review.

4. The proposal provides a total of six parking spaces, two for each unit. According to the 2001 Census information, car ownership within the Rowner and Holbrook ward is 1.04 cars per household, with 22.5% of households owning two or more cars. I therefore consider that the level of parking proposed will be sufficient to meet the demand for both resident and visitor parking. The development will not therefore result in overspill parking in the local road network. Vehicular parking at the front of dwellings is a typical feature of the locality and there is adequate manoeuvring space within the site to allow vehicles to enter and exit in a forward gear. The access is located over 20 metres from the junction with St.Nicholas Avenue which is a sufficient distance to ensure the proposal does not compromise highway safety. Amended plans have been received confirming that the height of the hedging at the front of the site will not exceed 0.6 metres in order to provide an acceptable level of intervisibility between vehicles exiting the site and all other users of the pedestrian highway.

Furthermore, I do not consider that the increased vehicular movements associated with the new dwellings would cause an unacceptable level of disturbance to existing or prospective occupants. In light of the above, the access and vehicular parking arrangements are acceptable and comply with Policy R/T11 of the Local Plan Review. Adequate provisions have been made in the rear gardens for refuse and secure bicycle parking. The facilities are conveniently located and can be accessed via new gates in the site boundary. However, provisions have not been made however for visitor cycle parking, contrary to the requirements of Appendix E and Policy R/T11 of the Local Plan Review.

5. The applicant has confirmed a willingness to enter into a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/ or improvement of outdoor playing space and transport and highway improvements, in accordance with Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Refuse

For the following reasons:-

1. The proposed development, by reason of its design, siting and layout would be out of keeping with the established open plan pattern of development and would be detrimental to the character and visual amenity of the area, contrary to Policy R/DP1 of the Gosport Borough Local Plan Review.

2. No provision has been made for visitor cycle parking. The proposal therefore conflicts with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 05.
APPLICATION NUMBER: K10487/5
APPLICANT: Mr William Ellis
DATE REGISTERED: 17.09.2008

ERECTION OF FIRST FLOOR REAR EXTENSION AND EXTENSION OF ROOF TO REAR THROUGH HALF-HIP AND HALF GABLE TO ALLOW FOR CONVERSION INTO LIVING ACCOMMODATION (as amplified by letter dated 14.01.09 and amended by plans received 15.01.09)
27 Anglesey Road Gosport Hampshire PO12 2EG

The Site and the proposal

The application site is located on the east side of Anglesey Road, a classified road C411, in an established residential area within the urban area boundary. The area is characterised by relatively large detached and semi-detached houses of differing designs and ages. The property is a detached house constructed from red brick with part pebbledash elevations at first floor level with brick quoins under a red plain tiled hipped roof. The roof has a subservient hipped element at the front over a two storey semi-rounded bay window. There is a recently constructed 4.5 metres wide single storey kitchen/breakfast room extension on the south side of the property with a hipped roof containing six roof lights. There is a full width single storey 2.4 metres deep flat roofed extension at the rear. The house has aluminium framed windows but those in the new addition are light oak coloured upvc. There are brick chimneys extending half way up the main roof to the north and south sides of the house. To the north of the house there is a detached brick built double garage with an up and over door under a plain tiled hipped roof. The house is set back from the road within a substantial plot with a block paved in/out semi-circular driveway. There is a 1.2 metres high fence at the front of the property. The rear garden contains mature landscaping and is bounded by 1.8 metres high fencing. There is also mature landscaping within the adjoining gardens visible from the application site.

Located to the north of the site 25 Anglesey Road is also a large detached house of similar age set back in line with the rear of the application property. It has a brick plinth with pebbledash elevations under a plain tiled multi-gabled roof form. It is situated 3 metres to the north of the site boundary and contains a bedroom window at first floor level in its south facing side elevation. This is at an oblique angle to the rear of the application property and located 16 metres away. Whilst there is landscaping in the front gardens to properties fronting this side of Anglesey Road the side profile of the application property can be seen when travelling south along Anglesey Road due to the staggered layout of the properties to the road. To the south of the site there is 29 Anglesey Road and the rear gardens serving numbers 1 and 2 St Mary's Avenue. Number 29 Anglesey Road is a detached two storey house with a hipped roof which extends down over an integral garage located on its north side. This property is constructed in red brick under a brown concrete tiled roof with tile hanging to the first floor front elevation. Number 1 St Mary's Avenue is located immediately to the south of the application property at an oblique angle with its rear corner approximately 9 metres away from the main two storey element of the property. Numbers 3 and 5 St Mary's Avenue are a pair of semi-detached houses with hipped roofs. The southern side of the application property is visible from these properties and also from St Mary's Avenue between numbers 1 and 3.

It is proposed to construct a first floor extension at the rear of the property above the existing flat roofed single storey element. The main hipped roof height is to be increased from 3.5 to 3.75 metres with the ridge extending eastwards to the rear of the property above the first floor extension terminating with a barn hip end to create a master bedroom and en-suite within the additional roof space. The roof is to have 4 roof lights in both its north and south sides. The bottom of these roof lights will be set 1.7 metres above the internal floor level. There is to be a window in the east elevation at second floor level to serve the master bedroom. There will be 2 windows in the east elevation at first floor level to serve the extended bedrooms with secondary windows in the north and south side elevations. In addition in the north side elevation at first floor level there is to be an obscure glazed window to serve a new en-suite. A small triangular shaped window is also to be

inserted at first floor level in the south elevation to provide light to the landing. The extension is to be constructed in matching materials with matching brick detailing to the windows. The windows are to be light oak coloured upvc to match those recently installed. The applicant has confirmed that this style of window will also be used in time to replace the remaining aluminium framed windows to the rest of the house.

Relevant Planning History

K.10487/1 erection of single storey rear extension permitted 20.02.81

K.10487/4 erection of single storey side extension, first floor rear extension, roof alterations including a rear dormer window and detached double garage permitted 16.01.06

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

Building Control

no comment

Response to Public Advertisement

1 letter of objection

Issues raised:-

- proposed extension will be clearly visible from the road and will be extremely unsightly
- extension is not in harmony with the design of the house
- will be visible from the rear garden and first floor south facing window at 25 Anglesey Road
- concern at impact on privacy from the installation of roof lights
- roof design approved under application K.10487/4 is more compatible with the design of houses in the road and better suits the house.
- windows in recent single storey addition are not compatible with the existing windows
- inaccuracy within the submitted drawings

Principal Issues

1. The amended plans submitted have addressed any anomalies or inaccuracies within the original submission. The style and design of the windows installed in the recent extension to the property are acceptable. Therefore the main issues in this case are the acceptability of the design of the extension and its roof form, the impact on the street scene and the amenities of adjoining residents.

2. The extension is to be constructed in matching materials which is acceptable. The increased height of the roof in the form proposed with a barn hip end at the rear will be visible when travelling south along Anglesey Road and also from St Mary's Avenue and from neighbouring properties and their gardens. The depth and form of the proposed roof design with the incorporation of 4 roof lights to either side compared to the existing roof form will appear as an unattractive and incongruous addition that undermines the character of the existing building and the surrounding area. The extended roof is inappropriate in terms of its form, scale, design and external appearance and will be detrimental to the street scene and visual amenities of the area. It will also have a detrimental impact on the outlook from adjoining residential properties and their gardens. As such the proposal is contrary to Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review and unacceptable.

3. In view of the orientation of the property, its relationship with surrounding properties, and relative positions of the windows I am satisfied the development will not result in any loss of light or privacy detrimental to the amenities of adjoining residents.

RECOMMENDATION: Refuse

For the following reason:-

1. The depth and form of the proposed roof design with the incorporation of 4 roof lights to either side compared to the existing roof form will appear as an unattractive and incongruous addition that undermines the character of the existing building and the surrounding area. The extended roof is inappropriate in terms of its form, scale, design and external appearance and will be detrimental to the street scene and visual amenities of the area. It will also have a detrimental impact on the outlook from adjoining residential properties and their gardens. As such the proposal is contrary to Policies R/DP1 and R/DP7 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 06.
APPLICATION NUMBER: K12761/1
APPLICANT: Mr & Mrs Godliman
DATE REGISTERED: 01.05.2007

ERECTION OF TWO STOREY SIDE AND REAR EXTENSIONS, SINGLE STOREY SIDE EXTENSION AND PROVISION OF COVERED AREAS FOR CYCLE AND BIN STORAGE (CONSERVATION AREA) (as amended by plans received 06.10.08)
1 Spring Garden Lane Gosport Hampshire PO12 1HY

The Site and the proposal

The application site is located on the west side of Spring Garden Lane towards its southern end within the urban area boundary and St. George Barracks South Conservation Area. Immediately to the south is the building occupied by Kingswell Burney Solicitors within the Stoke Road District Shopping Centre. Gosport Town Centre Principal Shopping Centre is within easy walking distance as is the Gosport Ferry Terminal and Bus Station. The application property is a prominent building within the Conservation Area and situated within a row of detached late Victorian/Edwardian properties. The form and size of the buildings and their position within their grounds creates a distinct rhythm along the building line. This forms an important part of the character of this section of the Conservation Area.

The site is approximately 34 metres deep and 20 metres wide and faces an area of open space used as playing fields. To the rear of the site is Prince of Wales Road. On the west side of Prince of Wales Road there is a terrace of houses with 5 metres deep front gardens. Fortek Computers Limited have occupied the site since 1985 and also own 2 Spring Garden Lane located to the north which is part of the same business. Number 2 Spring Garden Lane has parking at the rear for 11 cars accessed from Prince of Wales Road. There are a further 12 parking spaces on the south side of the application site.

The application property is characterised by its symmetrical frontage with two bay windows, symmetrically placed chimneys and distinctive red concrete tiled roof form with front and rear dormer windows. It is constructed in dark red brickwork with lighter brickwork detailing with soldier arches above windows and doors and plinth courses. It also has stone detailing to the bay windows. There is a subservient modern two storey element at the rear of the building constructed in brick with a concrete tiled hipped roof extending back into the main roof. There is a flat roofed timber framed conservatory with a brick pier and large windows towards the front of the building on the south elevation. There is a garden area at the front of the building bounded by a low brick wall with stone detailing. To the south there are three trees and a hedge separating the building from its parking area. There are original brick walls to the north and west boundaries. The walls are approximately 2 metres high but the north wall steps down in height towards the front of the site. There is a gate in the west wall. In the northwest corner there is a brick store with a tiled roof that has been built onto the walls and an adjoining store used for cycle storage.

Fortek wish to remain operating from their existing sites in Spring Garden Lane but they have a need to expand their business and require additional space. It is proposed to demolish the two storey rear extension on the building and the timber conservatory. There will be a new two storey extension at the rear extending out towards the southern boundary and a single storey building in the style of an orangery in place of the existing conservatory. The two storey rear/side extension is to contain a new main entrance and reception area with access from the adjoining car park. There will be an office and WCs on the ground floor and further offices and a meeting room on the first floor. This extension will be connected to the main building by a recessed low pitched roof element containing roof lights. The extension is to be constructed in cream brickwork and clay block with light grey colour stone string courses and detailing. It is to have a subservient slate multi-hipped roof form with gabled parapet detailing. There will be a canopy in front of the main entrance with a stainless steel and glazed balcony above accessed from the first floor meeting room. The two storey side element is to be set

back from the rear element and have stone two storey bays on the front and rear elevations. The "orangery" will be approximately 5 metres wide and 4 metres deep and accessed by a pair of double doors fitted into the existing opening. It is to be constructed in cast stone with full height glass windows with a roof lantern behind the parapet flat roof. The existing northern and western boundary walls will be retained and returned to their original height with round copping to match the original when the store is demolished. A new cast iron gate is to be installed in the boundary wall to connect the site with 2 Spring Garden Lane. The opening within the existing east wall to the front of the building is to be closed and the wall will be restored to its earlier character with metal railings between brick piers. A matching new wall and railings is to be built along the southern boundary with a main gate from the car park leading to the new side main entrance. Flat roofed metal framed and timber clad storage buildings are to be provided at the rear of the site adjacent to the boundary wall for refuse and general storage with access from the back gate. It is also proposed to provide two matching secure covered cycle stores accommodating 15 bicycles. The existing southern car park is to be marked out including a space for disabled drivers providing a total of 12 parking spaces. The garden areas around the building are to be landscaped including new tree and shrub planting and areas of hard landscaping including a patio area outside the main entrance to the building.

Relevant Planning History

K269 change of use from dwelling to office permitted 02.03.49

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/DP7

Additions, Extensions and Alterations

R/DP8

Protection of Trees

R/BH1

Development in Conservation Areas

R/BH2

Demolition in Conservation Areas

R/EMP5

Extension of Existing Employment Uses and Redevelopment of Redundant Employment Sites

R/T2

New Development

R/T11

Access and Parking

Consultations

Local Highway Authority

Noted that no additional car parking will be provided. A store to accommodate 15 bicycles is to be provided and details of this provision should be conditioned to ensure it offers a high level of security and weather protection if it is to act as an incentive to travel to and from work by bicycle. Visitor cycle parking needs to be provided in line with adopted standards for the additional floor area proposed.

Streetscene (Parks & Horticulture)

Mature Pittisporum of no special value, not worthy of retention or protection. Mature Sycamore of no special value, not worthy of retention or protection. Mature variegated

Holly of no special value. Small ornamental tree not worthy of retention or protection.

Building Control

Proposals appear satisfactory. Fire service access satisfactory.

The Gosport Society

No objection to amended proposal.

Response to Public Advertisement

Nil

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 existing rear extension, conservatory and outbuildings to be demolished, do not contribute to the character of the area and are of no architectural or historic interest therefore their removal complies with Policy R/BH2 of the Gosport Borough Local Plan Review. The trees located on the site have been inspected and are not worthy of preservation. Re-provision is to be made on the site for commercial refuse storage. Therefore the main issues in this case are the acceptability of the expansion of this business, the design of the development, whether the proposal will preserve or enhance the character and appearance of the Conservation Area, the impact on the amenities of nearby residents and the provision of car and cycle parking.

2. This company has a need to expand at the site and the new office facilities will be capable of accommodating 12 additional staff resulting in a total of 30 personnel. The site is currently located between two commercial uses and the replacement extension to the rear of the building will not have a detrimental impact on the amenities of nearby residents or the character of the area. The proposal therefore complies with Policy R/EMP5 of the Gosport Borough Local Plan Review.

3. The proposal has been significantly amended to reduce the mass of the building. The extension is now set back 11 metres from the front of the building and the mass is reduced by its lower and subservient roof form and the use of contrasting materials. This retains the original main building as the dominant feature on the site and results in the rhythm of the street scene being maintained along Spring Garden Lane. The "orangery" due to its glazed form and the use of contrasting materials will not be over dominant and is acceptable in design terms. The detailing to the extensions is appropriate and they will enhance the character and appearance of the Conservation Area. Details of the materials to be used will be conditioned to ensure the development will enhance the character and appearance of this part of the St. George Barracks South Conservation Area. The alterations to the site boundary treatment and the soft and hard landscaping proposals will also improve the setting of the building. As such the proposal complies with Policies R/DP1, R/DP7 and R/BH1 of the Gosport Borough Local Plan Review.

4. The site is located within an accessible location in close proximity to facilities and public transport and the level of car parking complies with maximum standards. Adequate space and facilities are to be provided within the site to ensure long stay cycle parking provision exceeds minimum standards for this development. In addition there is sufficient space to provide visitor cycle parking facilities to minimum standards. 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 the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable for this particular location and will increase employment opportunities. The scale and design of the extensions are acceptable and will sit well within the overall street scene and enhance the character and appearance of the Conservation Area, and will not have a detrimental impact on the amenities of nearby residents. Adequate provision is made for car and cycle parking and refuse storage. As such the development complies with Policies R/DP1, R/DP7, R/DP8, R/BH1, R/BH2, R/EMP5, R/T2 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. Details, including samples of all external facing and roofing materials shall be submitted to, and approved by, the Local Planning Authority in writing before works above slab level are commenced. The development shall thereafter be carried out in accordance with the approved details.

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

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

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

4. No development above slab level shall take place until full details of the soft landscaping works have been submitted to, and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include a planting plan providing details of the species, numbers and densities of plants and trees to be used and implementation programme.

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

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

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

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

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

7. 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.

8. Before the development hereby permitted is first brought into use visitor 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.

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

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

ITEM NUMBER: 07.
APPLICATION NUMBER: K12613/1
APPLICANT: Mr T Johnston
DATE REGISTERED: 12.01.2009

ERECTION OF REAR AND SIDE SINGLE STOREY EXTENSION
3 Blackbird Way Lee-On-The-Solent Hampshire PO13 8HJ

The Site and the proposal

The application site is on the south side of Blackbird Way, an L shaped cul-de-sac which joins Fell Drive east of its junction with Broom Way. The estate is open plan, with no front boundary treatments, shallow kerbs and a mixture of grass, gravel and tarmac between the properties and road. The houses are very similar in design.

Number 3 is a detached, east facing brick-built house with a concrete tiled pitched roof. It is set back from the road by 9-5 metres. To the front is a double garage set into the side boundary with space beside for two parked cars. There is a side garden 4-5 metres wide between the north elevation of the house and the northern side boundary with two trees in this side garden. A 1.5 metre brick wall encloses the rear garden on the northern boundary. Across part of the front elevation is a single storey element with a lean-to roof and on the other side a first floor front gable projection with wooden cladding. To the rear is a small UVPC conservatory, 3 metres deep and 4 metres wide. The conservatory has windows on the north and west elevations and patio doors on the south side facing into the rear garden. On the northern side elevation is a black flue extending 1.1 metres higher than the roof ridge.

To the north-west, across the turning head of the cul-de-sac, number 4 Blackbird Way is set back from the road by 2-4 metres, with parking space for 2 cars in the turning head. The distance between the south east corner of this house and the north west corner of number 3 is 11 metres. On the front elevation are three first floor windows and three ground floor windows, the most southerly of which is a bow window. There are no windows on the main southern elevation and just a small window in the south side of the front single storey element. To the west is number 1 Blackbird Way, a detached south-facing property, fronting Fell Drive. There are no windows in the east side elevation adjacent to the application site boundary. To the south is 2 Blackbird Way, a detached south-west facing property, sited a minimum distance of 12 metres from the shared boundary. Across the road from the application site are numbers 8 and 9 Blackbird Way.

The application is for the erection of a single storey side extension and a replacement conservatory. The proposed conservatory will be 4 metres deep with chamfered ends and will be 4.8 metres at its widest point. It will have a 0.7 metres brick plinth, with glazing above on the south and west elevations. The north elevation will be brick. The proposed side extension will extend 2.5 metres from the northern side of the dwelling house. It will have a pitched roof 4.5 metres high and chimney on the side elevation to replace the existing flue which will be 5.3 metres high and 0.5 metres wide. On the front and rear elevations a single window and skylight to the roof slope is proposed, and on the side elevation two high level windows 2.8 metres above ground level are proposed either side of the chimney. The proposal will require the removal of part of the existing brick wall which extends from the western rear corner of the house. A return will be added to the remaining wall to join the side elevation of the proposed conservatory.

Relevant Planning History

None

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/T11

Access and Parking

R/DP7

Additions, Extensions and Alterations

R/DP1

General Standards of Development within the Urban Area

Consultations

Local Highway Authority

no objection

Response to Public Advertisement

1 letter of objection

Issues raised :-

- loss of trees
- position and hight of chimney relative to neighbouring properties
- rear window in side extension will look into neighbouring window
- loss of jointly owned boundary wall
- loss of open space
- development will cause blind spot
- development will be intrusive
- development will devaluate neighbouring properties.

Principal Issues

1. The ownership of the boundary wall is a private matter, and devaluation of neighbouring properties is not a planning consideration. The height of the chimney is regulated under the Building Regulations. As such the main issues are the acceptability of the design of the single storey side extension and rear conservatory, the impact they will have on the amenities of occupiers of neighbouring properties and the impact on highway safety.
2. The rear conservatory and single storey side extension have been designed to match the existing house. The size of the conservatory, although 1 metre deeper and 0.8 metres wider than the existing, will be in keeping with the character of this property. The single storey side extension is subservient to the original house. The chimney will replace the existing flue and its design and detailing is an interesting feature to this side elevation. As such there will be no adverse impact on the street scene.
3. The two trees to be removed as part of the development are immature specimens. Their loss will not result in a significant impact on the amenity of this area. The development is proposed on private land and is not part of the general amenity space for the area.
4. The proposed conservatory is only slightly larger than the existing and will not be glazed on the north elevation. As such the impact on the adjacent properties will not be significantly greater in terms of light, privacy and outlook. The proposed single storey extension is on the northern elevation of 4 Blackbird Way, and as such will only be visible from numbers 4, across the turning head, and 8 and 9 across the road. The side extension will not be further forward than the southern elevation of number 4 and, due to the orientation, the separation distance of 11 metres, and height of the existing property, the development will not significantly affect the light or outlook of occupiers of that property. Whilst there is a window in the rear elevation of the proposed side extension 11 metres across from a ground floor bow window in the front elevation of number 4, these ground floor windows are separated by a public space and parking area and as such the window will not result in a significant loss of privacy.
5. Whilst concerns have been raised about highway safety by local residents, there is no objection from the local highway authority in terms of highway safety. The proposed extension does not

significantly reduce visibility and this is a lightly trafficked environment with vehicles travelling at low speeds.

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, R/DP7 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. 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.