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20 May 2010

S U M M O N S

MEETING: Regulatory Board
DATE: 28 May 2010
TIME: 5.30pm
PLACE: Council Chamber
Democratic Services contact: Lisa Reade

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor Carter (Chairman)
Councillor Edwards (Vice Chairman)

Councillor Ms Ballard	Councillor Ronayne
Councillor Henshaw	Councillor Scard
Councillor Hylands	Councillor Miss West
Councillor Langdon	Councillor Wright

The Mayor (Councillor Allen) (ex officio)
Chairman of the P and O Board (Councillor Hook) (ex officio)

FIRE PRECAUTIONS

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

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

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

IMPORTANT NOTICE:

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

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

NOTE:

- i. Councillors are requested to note that, if any Councillor who is not a member of the Board 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 APRIL 2010, 29 APRIL 2010 AND 19 MAY 2010.

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 Wednesday, 26 May 2010. 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 Wednesday, 26 May 2010).

6. REPORTS OF THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 – 43/1)*

PART II
Contact Officer:
Debbie Gore
Ext 5455

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

28th May 2010

ITEMS WITH RECOMMENDATIONS

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

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02.	06-08	K17809	Former MOD Playing Field Manor Way Lee-on-the-Solent Hampshire	Grant Permission
03.	09-11	K11605/5	No 2 Battery Stokes Bay Road Gosport Hampshire	Grant Permission
04.	12-17	K17075/1	BMX Track Grange Road Gosport PO13 8AS	Grant Permission
05.	18-19	K11014/2	2-18 (inclusive), 20 & 21 Hoylake Close Gosport Hampshire PO13 0EX	Grant Permission
06.	20-21	K7961/3	5 - 16 Fleet Close Gosport Hampshire PO13 0DR	Grant Permission
07.	22-23	K9196/2	14 - 24 (evens) James Close Gosport Hampshire PO13 0TS	Grant Permission
08.	24-26	K7289/2	333 Fareham Road Gosport Hampshire PO13 0AB	Grant Permission
09.	27-31	K2874/5	Unit 1 & Unit 2 Camden Works Jamaica Place Gosport Hampshire PO12 1LX	Grant Permission
10.	32-34	K17794	12 St Marks Road Gosport Hampshire PO12 2DA	Grant Permission
11.	35-37	K17798	Royal Clarence Marina Royal Clarence Yard Weevil Lane Gosport Hampshire	Grant Permission
12.	38-39	K17805	16 Vian Close Gosport Hampshire PO13 0TX	Grant Permission
13.	40-41	K17806	67 Beryton Road Gosport Hampshire PO12 4RX	Grant Permission
14.	42-43	K17807	62 Keyes Road Gosport Hampshire PO13 0JA	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K5261/9
APPLICANT: Mr Martin Truscott
DATE REGISTERED: 12.04.2010

RETENTION OF & FURTHER WORKS INCLUDING ALTERATIONS TO THE ROOF, ERECTION OF FRONT ENTRANCE CANOPY, CANOPY OVER REAR PLAY AREA, COVER OVER CYCLE STAND & INSTALLATION OF 6NO. ROOF LIGHTS & 2NO. FIRST FLOOR REAR WINDOWS (AMENDMENT TO CONSENT K5261/8)
13 High Street Lee-On-The-Solent Hampshire PO13 9BS

The Site and the proposal

The application site is located on the south western side of Lee-on-the-Solent High Street, opposite the public library. It is a single storey building with a combination of both flat and pitched roofs and is set back from the public highway by approximately 5 metres.

The neighbouring property to the north west is a recently constructed two storey block of 5no. two bedroom flats known as The Starlings. The side elevation fronting the application site contains one ground floor and one first floor bathroom window, both of which are obscure glazed. There are balconies on the rear elevation. The adjoining property to the south east is a two storey dwelling with a rear garden approximately 15 metres long. To the rear of the site and beyond the rear service road is Anchorage Court, which fronts Marine Parade. It is a three storey development of retirement apartments with windows in the rear elevation facing the application site. There is a separation distance of over 20 metres between the rear elevation of this building and the rear elevation of the application property.

Planning approval was recently granted to use the premises as a day nursery and for the provision of a replacement roof, front and rear canopies, new boundary walls/railings and bicycle storage facilities.

Work on the site has commenced and the building work is nearing completion. However, the applicant is seeking minor changes to the previously approved external alterations, including the retention of 6no. rooflights and 2no. first floor rear windows. The applicant proposes to amend the design of the front roof canopy, increasing its height from 3.6 metres to 4.2 metres. The floor area of the addition is to remain unchanged. At the rear of the site, it is proposed to amend the design of the roof canopy over the outdoor play area. The canopy will retain the L-shape, supporting piers and Decra roof as approved under the previous application but it will be constructed with a hipped rather than lean-to style roof. The height of the canopy will also be increased from 2.45 metres to 2.9 metres. The design of the canopy over the approved cycle parking facilities has been amended through the provision of a pitched (rather than lean-to style) roof set over supporting timber posts. The height of the canopy has been increased from 2.52 metres to 2.75 metres. At the front of the site and the north western side of the front play area it is proposed to erect a 0.9 metre high brick wall with 0.7 metre high railings rather than a 0.6 metre high wall with 1 metre high railings. It is proposed to enclose the path to the side of the building with 1.1 metre high railings, as opposed to 0.6 metre high railings as shown on the previously approved plan.

Relevant Planning History

K5261/4 - Extension to cask store and alterations to entrance lobby - permitted 18.10.77
A1273 - Erection and display of illuminated fascia sign - permitted 03.03.97
K5261/6 - Erection of replacement roof covering - permitted 31.01.02
K5261/7 - Installation of awning for smoking shelter - permitted 20.07.07
K.5261/8 - Internal and external alterations, including alterations to the roof and use of premises as a day nursery (Use Class D1) - permitted 10.03.10

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/T11

Access and Parking

Consultations

Building Control

No objection.

Response to Public Advertisement

1 letter of objection;

Issues raised:-

- the site is an inappropriate location for a nursery
- the impact of the nursery use on neighbouring occupiers
- noise disturbance and inconvenience to residents and visitors to the High Street/library during construction
- the proposed front canopy is too large
- the proposed bicycle shed is will result in a loss of light for residents of The Starlings
- no planting has been implemented
- loss of privacy due to CCTV cameras
- the site is currently unsecured

Principal Issues

1. The principle of using the site as a day nursery has been established through planning approval K.5261/8 and the implementation of the approved landscaping works is controlled by conditions 9 and 10 of this consent. The main issues in this case therefore are the acceptability of the design of the external alterations and their impact on the visual amenity of the area and the amenities of the occupiers of the neighbouring properties. A certain level of disruption and inconvenience during the construction period is inevitable, however, should the noise become excessive, the matter can be dealt with through the Environmental Health legislation. The installation of a CCTV camera would not require planning permission and associated concerns relating to loss of privacy are therefore a private legal matter between the interested parties. The security of the site is a matter for the applicant to consider.

2. Four of the rooflights to be retained are concealed within the valley of the roof and are not therefore visible from public view. The remaining rooflights and the two new windows in the rear gable are of limited dimensions and do not detract from the appearance of the building. The proposed walls/railings are similar to others in the locality and are acceptable in this location. The alterations to the front roof canopy will not increase the footprint of this structure and will only result in a small increase to its height. It will be set back from the road frontage by 3 metres and will not create an overly prominent feature in the streetscene. The amendments to the canopies over the cycle stands and rear play area are minor in nature and are appropriate given their context. Under the circumstances, and in light of the above, the proposed external alterations are acceptable in design terms. They will not detract from the appearance of the building or the visual amenity of the locality and therefore accord with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Due to their position within the roof, the rooflights proposed to be retained do not allow an unacceptable level of overlooking of any of the neighbouring properties. The amendments to the front and rear canopies and cycle parking facilities will only result in a minimal increase in the height of these additions. In light of this, and given their siting in relation to the adjacent properties, I do not consider that these structures will appear oppressive or overbearing to adjacent occupiers or result

in an unacceptable loss of light or outlook. Similarly, as the proposed walls and fencing are positioned away from neighbouring properties, they are unlikely to have a negative impact on residential amenity. As such, the proposed and existing works are acceptable and accord with Policy R/DP1 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 under consideration, by reason of its design and siting, will not have a detrimental impact on the visual amenity of the locality or the amenities of the occupiers of the neighbouring properties. As such, the proposal complies with Policy R/DP1 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 be carried out in accordance with the following approved plans:

2009-34:04(RevB), 2009-34:05(Rev B), 2009-34:07

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Details, including samples, of the materials to be used in the construction of the proposed boundary walls and fencing including any gates shall be submitted to and approved in writing by the Local Planning Authority before works are commenced. The boundary treatment shall be provided before the use of the premises as a day nursery is commenced and thereafter retained in accordance with the approved details.

Reason - In the interest of amenity and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 02.
APPLICATION NUMBER: K17809
APPLICANT: Miss J Cronin
DATE REGISTERED: 15.04.2010

CHANGE OF USE OF LAND TO EQUESTRIAN USE AND RETENTION OF STABLE BUILDING (as amended by plan received 07.05.10 and email dated 18.5.10)
Former MOD Playing Field Manor Way Lee-on-the-Solent Hampshire

The Site and the proposal

The site is located on the east side of Manor Way and was formerly in use as an MOD playing field and is currently owned by SEEDA. It is designated as an existing open space in the Gosport Borough Local Plan Review. To the south of the site is 1 Olave Close. This is a bungalow with a substantial front garden and is the closest property to the proposed stable building. The field is surrounded on 3 sides by the residential properties within Schooners Close, Cheltenham Crescent, Leamington Crescent, Russell Close and Olave Close. Opposite the site is the Lee-on-the-Solent Tennis, Squash and Fitness Club.

The proposal is for the change of use of the land for equestrian purposes and includes the provision of a 3 bay stable block, which has been partly constructed. A ménage has also been provided on the land. The stable building is constructed of timber with cladding to its elevations. It is sited on the existing concrete base of the former pavilion. The building is 11 metres long, by 3.7 metres wide and has a mono pitched roof which, at its lowest point, adjacent to the boundary with 1 Olave Close, would be 2.3 metres high, and at its highest point 2.7 metres. Access is via the existing dropped kerb onto Manor Way.

An amended plan has been received indicating 4 car parking spaces and 2 cycle hoops on site. The applicant has also indicated that two horses will be kept at the site and the site will only be used for her own horses. No one else will visit the site to ride the horses and no other horses will be brought there to use the facilities.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area
R/OS4
Protection of Existing Open Space

Consultations

Local Highway Authority	Parking for 2 horse boxes and 2 cars with cycle parking should be provided. No objection on highway safety grounds.
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Response to Public Advertisement

22 letters of support

Issues raised:-

- horses must have shelter during winter and from the sun
- a good scheme that has already resulted in the land being tidied up

- land has been used for such purposes for several years and a stable building was previously on the land
- hope that the users will use the parking area instead of road outside
- trees on site should be protected from horses chewing bark
- good quality materials being used on stable block
- more trees should be planted
- manure should be sited away from properties
- feed should be containerised to prevent problems with rats and vermin

1 letter of comment

Issues raised:-

- should be a temporary use to allow for potential future uses, including possible extension of the tennis and squash club.

Principal Issues

1. The grazing of horses on the land does not require planning permission, however, the introduction of the stables and ménage result in a material change in the use for equestrian purposes. Therefore the main issues for consideration are whether the proposal would ensure the protection of the open space, and the impact on the neighbouring properties and the character and appearance of the area.

2. This proposal would result in the land primarily being retained in open use for grazing, with the exception of the proposed stable building in the southwest corner of the field and the fencing. The stable itself is timber and is located on the original hardstand for the pavilion, therefore requiring no further, permanent groundwork. The building could be removed without significant works. This means that any future recreation, or other use in compliance with Policy R/OS4, could commence with limited remedial work. The proposal therefore retains the existing open character and would not prejudice any future use of the land for recreation, or community benefit and is therefore considered to be in accordance with Policy R/OS4.

3. The stable building is sited 2.5 metres from the boundary with 1 Olave Close and some 30 metres from the dwelling itself and, due to the proposed height at 2.3 metres, does not extend significantly above the existing fence. The use of the land for equestrian purposes at the level proposed is unlikely to give rise to significant levels of noise and disturbance and therefore the development would not have a detrimental impact on the occupiers of the neighbouring properties in accordance with Policy R/DP1.

4. The stables are being constructed using timber cladding, which is of appropriate quality and appearance for the location. The appearance of the land remains predominantly open in nature and due to its size and siting the stable building is not have a visually intrusive structure and is not detrimental to the appearance of the area in accordance with Policy R/DP1.

5. The amended plan provided indicates that space for 4 vehicles can be accommodated adjacent to the access and this is considered to be acceptable. It is proposed to condition the provision and retention of these spaces, along with the cycle hoops, to ensure that sufficient parking is available for the users of the land when visiting the site. A condition is also proposed to prevent the commercial use of the land, which could give rise to significant levels of traffic, noise and disturbance to the detriment of the neighbouring properties and highway safety.

6. Whilst the representations have raised issues in respect of trees on the site, as noted above, the land can and has been used for the grazing of horses without the need for planning permission. It is therefore not appropriate to attach a condition to protect the existing trees. An informative to the applicant on any decision to approve the application is, however, recommended to encourage the applicant to take appropriate measures. The planting of additional trees is a matter for the owner.

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 proposed use and stable building are acceptable in this location and would not have a detrimental impact on the visual amenities of the area or the occupier of the neighbouring properties. As such, the development complies with Policies R/OS4 and R/DP1 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 1A; 2B; 3A.

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

2. The areas shown on the approved plan for the parking of vehicles shall be made available within 1 month of the date of this permission and 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. The approved facilities for the storage of cycles shall be provided within 1 month of the date of this permission 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.

4. The development hereby permitted shall only be used for private, non-commercial purposes by the applicant and for no other purpose and no more than 2 horses shall occupy the land/stables at any time.

Reason - To prevent the stables from being used for commercial purposes to the detriment of the locality and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. Details of the measures to dispose of manure shall be submitted to and agreed, in writing, by the Local Planning Authority within 1 month of the date of this permission. The approved measures shall be carried out within 3 months of the date of this permission and retained thereafter.

Reason - To ensure that the amenity of the area is not detrimentally affected by the use of the site and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K11605/5
APPLICANT: Historical Diving Society
DATE REGISTERED: 23.03.2010

USE OF PREMISES AS DIVING HERITAGE MUSEUM (USE CLASS D1) (LISTED BUILDING) (as amplified by e-mail received 26.04.10)
No 2 Battery Stokes Bay Road Gosport Hampshire

The Site and the proposal

The application site is located within the Coastal Zone, the Gosport-Fareham Strategic Gap and Flood Zones 2 and 3 as defined on the Proposals Map of the Gosport Borough Local Plan Review. No.2 Battery is a Grade 2 Listed Building located on the western side of Stokes Bay Road, to the north of the Bayside Cabin restaurant and the No.2 Battery Public Car Park. Immediately to the north of the site is Stokes Bay Caravan Park.

It is proposed to use the site as a diving heritage museum. The applicant is a charitable organisation and is currently operating from the submarine museum. However, the application site is considered to provide a more functional space for their needs. The internal space will be used for the display of information boards, diving memorabilia, a reference library and for storage. The applicant has indicated that the museum would be opened upon request and for special events, such as Heritage Days. Due to the nature of the proposed use there will be no requirement for regular deliveries to the site. No internal or external alterations are required and, being a charitable organisation, it is not proposed to employ any staff.

Relevant Planning History

K.11605/3 - Restoration works to include reformation of earthworks, renovation of fencing and brickwork and construction of steel doorway - permitted 07.08.87
K.11605/4 - Listed Building Application - Installation of access doorway, internal staircase and gun port security screens - permitted 24.02.94

Relevant Policies

Planning Policy Statement (PPS) 25: Development and Flood Risk

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/BH3
Development Affecting Listed Buildings
- R/OS1
Development Outside of the Urban Area
- R/OS2
Strategic Gaps
- R/CF1
New or Improved Community Health Facilities
- R/T11
Access and Parking
- R/CH1
Development within the Coastal Zone

Consultations

Environment Agency (Hants & IOW) No objection.

Local Highway Authority	No objection.
The Gosport Society	Update to be provided.

Response to Public Advertisement

1 letter of objection;

Issues raised:-

- the plans indicate the provision of a new access door
- future use of the site
- parking
- disturbance to adjacent residential occupiers in Stokes Bay Caravan Park
- loss of privacy to occupants of Stokes Bay Caravan Park

Principal Issues

1. The applicant does not propose to create any new accesses into the building and the plans have been amended accordingly. The main issues in this case therefore are the acceptability of the use of the premises as a diving heritage museum and the impact of the proposal on the historic and architectural integrity of the Listed Building, the character of the coastline and Gosport-Fareham Strategic Gap, the amenities of adjacent occupiers, parking, highway and pedestrian safety and flooding.
2. The proposal does not physically alter the fabric or appearance of the Listed Building, or its setting, and the proposed use is entirely compatible with its internal form. The use of the premises as a diving heritage museum is appropriate given the buildings maritime heritage and the proposal is entirely in keeping with the character of its coastline location. The proposal will not prejudice landward or seaward views or physically/visually diminish the Gosport-Fareham Strategic Gap and, under the circumstances, the development complies with Policies R/DP1, R/BH3, R/OS1, R/OS2, R/CF1 and R/CH1 of the Gosport Borough Local Plan Review.
3. The proposed museum will employ no staff and will be open by appointment only. The site is also located adjacent to 2no. public car parks. Given the limited scale of the use and the proximity to public car parking facilities, the provision of no on-site parking is acceptable. Under the circumstances, the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.
4. In my opinion, the proposed use will not result in an unacceptable level of disturbance to, or overlooking of, nearby residential occupiers. To preserve future residential amenity, it is proposed to attach a condition that will restrict the use of the building as a diving heritage museum.
5. The site is located within Flood Zones 2 and 3. However, the Environment Agency has confirmed that the proposed use will not increase the vulnerability classification of the building as determined by Planning Policy Statement 25 (PPS25). Under the circumstances, I do not consider that the proposed development will increase the risk of flooding to people or property, in accordance with PPS25.

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 use as proposed will provide an important community facility for residents of the Borough. The site is located in an accessible location and the proposal will not have a detrimental impact on the historic or architectural character of the Listed Building, the visual amenity of the locality, the amenities of the occupiers of neighbouring residential

properties, or highway and pedestrian safety. As such the proposal complies with Planning Policy Statement 25 (PPS25) and Policies R/DP1, R/BH3, R/OS1, R/OS2, R/CF1, R/CH1 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Plan 1 and Plan 2

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. No goods, materials, structures or other paraphernalia shall be deposited, stored or displayed in the open on the site without the prior consent, in writing, of the Local Planning Authority.

Reason - In order to protect the amenities of the area and the setting of the Grade 2 Listed Building and to comply with Policies R/DP1 and R/BH3 of the Gosport Borough Local Plan Review.

4. The premises shall not be used for anything other than a diving heritage museum (including any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes Order) 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To control the use of the site in the interests of preserving the residential amenity of neighbouring occupiers and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 04.
APPLICATION NUMBER: K17075/1
APPLICANT: Mr Darren Fells
DATE REGISTERED: 30.03.2010

EXTENSION TO EXISTING BMX TRACK WITHIN EXISTING FOOTPRINT TO INCLUDE INSTALLATION OF METAL RACE PENS AND LEVELLING OFF AND REGRADING OF PART OF NORTH EMBANKMENT (as amended by additional information received on 14.05.10 and 17.05.10)

BMX Track Grange Road Gosport PO13 8AS

The Site and the proposal

The BMX track is an established facility situated 25m to the west of Grange Road in Alver Meadow. It is located outside of the Urban Area in an area of designated open space. It is well screened from the highway by an established row of trees and shrubs. There is a car park for approximately 7 cars situated to the south east of the track and a gravel footpath leading into the track. There is a grassed spectator bank around the track which is approximately 2m above the surrounding land level with an existing youth shelter on the top of the bank to the south west corner. There is a 1m high railing fence around the top of the bank to prevent people from stepping directly onto the track. To the north side of the site is the Household Waste Recycling Centre. This is screened by a row of trees. The River Alver is situated over 100m west of the site.

The application proposes the extension of the existing BMX track. The track will be altered to improve the existing facility by providing two additional straights within the boundaries of the existing track. This will be achieved by rebuilding straight number four 2m north of its current position to create space for the two additional straights. The new straights will have a similar profile to those existing with the overall height being no greater. The application also involves the erection of a set of new race pens to the east side of the track. These would be formed of 1.1m high metal post and rail fencing and extend over 12.5m in width. The third element of the application is the regrading of the north bank to provide a larger spectator area. The existing bank would be extended forwards (south) towards the track by approximately 5m and extended in height to match that of the existing bank.

These works are required to facilitate the use of the site for the National BMX championships which would take place over a weekend in August. This individual event does not in itself require planning permission. Any noise, activity or traffic management issues resulting from this event are to be addressed in an Events Management Plan dealing specifically with the event and any subsequent. The Council's Leisure Section have confirmed that an Events Management Plan would be provided for each event that takes place.

Relevant Planning History

K17075/1 - Regulation 3 - Construction of BMX track together with associated landscape works - permitted 16.02.06 and implemented.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/OS1
Development Outside of the Urban Area
- R/OS2
Strategic Gaps
- R/OS4
Protection of Existing Open Space
- R/T2
New Development

R/ENV5
Contaminated Land
R/DP1
General Standards of Development within the Urban Area
R/BH8
Archaeology and Ancient Monuments
R/OS12
Locally Designated Areas of Nature Conservation Importance
R/OS13
Protection of Habitats Supporting Protected Species

Consultations

Natural England	<p>This proposal is unlikely to have a significant effect on the interest features of the nearby SPA/Ramsar site and therefore does not require Appropriate Assessment in accordance with the Habitat Regulations subject to conditions relating to the timing of works and machinery noise being added to any consent granted.</p> <p>The nearby SSSI is also unlikely to be adversely affected by the proposal provided the conditions above are included.</p>
Environment Agency (Hants & IOW)	<p>The Environment Agency has no objection in principle to the proposed development as submitted provided two conditions relating to unforeseen ground contamination and infiltration of surface water are added to any consent granted.</p>
Wildlife Trust (Hants & IOW)	<p>Update to be provided.</p>
Building Control	<p>No objection.</p>
Property Services	<p>Support proposal.</p>
Environmental Health (Commercial)	<p>Update to be provided.</p>
Environmental Health (Pollution & Environment)	<p>No objection.</p>
Leisure & Recreation Development	<p>The proposed works are required to improve the standard of the existing track facility to provide a first class BMX track for the residents of and visitors to the Borough. Improvements will further encourage positive activity which improves social cohesion, improve the health and fitness of local children and contribute to crime reduction. The team are fully supportive of the proposals and the attraction of national sports events to Gosport.</p>
Streetscene (Parks & Horticulture)	<p>No trees will be at risk from the proposed extension of the existing BMX track,</p>

installation of metal race pens, levelling and regrading of north embankment. Acceptable from a landscape perspective.

Local Highway Authority

The site is well served by the existing cycleway and there is no objection to the extension of the track.

Crime Prevention & Design

The Crime Prevention Officer has confirmed they have no objection to the proposals and has offered Police resources with regard to events being held at this location. This provides some surety that events taking place at the site will be effectively managed.

Response to Public Advertisement

Nil

Principal Issues

1. The site is located outside of the Urban Area in an area of designated open space where the Gosport Borough Local Plan Review restricts development except for improvements to appropriate recreational and sports facilities such as this proposal. The principal of the development therefore accords with policies R/OS2, R/OS4 and R/OS5 of the Gosport Borough Local Plan Review. The main issues to be considered are therefore the impact on the character of the area, the effect on neighbouring properties, highway implications, and the effects on designated areas.

2. The additional straights proposed will be set within the confines of the existing BMX track. The proposed height means they will not be visible from outside of the track. This element of the works will not therefore have any visual impact on the surrounding area. The proposed race pens are of limited height and will occupy a very limited area. The proposed material will match the existing fence along the east side of the site. Their siting to the east side of the track means they will not be visible in vistas across the Alver Meadow from the west and they will be well screened from Grange Road to the east by the mature shrub screen. It is therefore considered that they will be acceptable in the context of the area. The regrading of the bank will only be visible from limited points around the track. The works will not extend the banks higher than the existing land and will not impose on, or restrict the existing northern part of the track. The native landscape boundary between the track and the Household Waste Recycling Centre means no change will be visible from the north. The proposed works will not therefore have a harmful visual impact on the surrounding area including the Alver Meadow and are acceptable under Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The nearest residential properties are located over 200m north of the track with the Household Waste Recycling Centre in between. The proposed works seek to improve the existing facilities and will not attract a significant amount of additional activity to the site other than one off managed events. The land to be used for the track extension is already used for training purposes and stunts meaning the capacity of the actual track will not increase. The pens will serve to formalise the existing queuing arrangement for the track. The area currently provided for spectators is of poor quality, being set back from track with restricted views. The regrading will therefore simply improve the existing facility and not significantly increase its capacity. It is not therefore considered that the works will attract a level of activity to the area that will impact harmfully on neighbouring properties. In terms of noise and activity the existing landscaped mound to the north acts as an acoustic barrier which helps to minimise any disturbance to nearby residential properties. The development therefore accords with policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

4. The Local Highway Authority has raised no objection to the proposed works. The application is accompanied by information regarding the existing and proposed usage of the track. The BMX club currently has 128 paid members. The track is open all of the time which means there is a constant flow of users. As with all leisure facilities, the track is used more frequently at weekends and on Bank Holidays. To date, no adverse highway impacts have resulted from those times of higher usage. A significant number of the club's members live in the Borough and therefore cycle to the track. It is expected that this trend will continue particularly as a significant number of the club's members are juniors who cannot drive. The works seek to improve the facilities for existing members rather than increase the number of users and the overall site area of the track will not increase. On a day to day basis the use of the facility will be self regulating; additional cyclists will not use the facility when high numbers mean that they cannot properly use the track. It is not therefore expected that the works will result in additional traffic at this site. Events have previously been held at the site with car parking being managed on an event by event basis by the Council's Leisure Section. This arrangement will continue with the offer of assistance by the Police, if necessary. The proposal therefore accords with policy R/T2 of the Gosport Borough Local Plan Review.

5. The area has previously been identified as being archaeologically sensitive, however, the applicants have contacted the County Archaeologist who has confirmed that as there is likely to be very little ground disturbance and the existing track has already been constructed here, the development is unlikely to raise any archaeological issues. A Geo-Environmental assessment was undertaken at the time the track was originally developed. This confirmed that there was no land contamination within the area of the track. It is not therefore considered reasonable to require a further assessment to be undertaken, however, to ensure that any unsuspected contamination is appropriately dealt with a condition has been included. The proposal therefore accords with policies R/BH8 and R/ENV5 of the Gosport Borough Local Plan Review.

6. In terms of ecological sensitivity, consultation with Natural England confirms that the development is unlikely to harm any of the nearby nature designations. The conditions of the site itself are not conducive to hosting flora or fauna of significance and it is therefore considered that the development is acceptable in terms of nature conservation. No trees will be removed from the site, nor will the development proposals impact harmfully on any of the trees either on or surrounding the site. The development therefore accords with policy R/OS12 and R/OS13 of the Gosport Borough Local Plan Review.

7. In conclusion, the works will improve an existing, well used facility in the Borough to the benefit of its residents whilst also facilitating national events. This will indirectly benefit the economy and tourism in the Borough and should be supported. The works will not have a harmful impact on the surrounding area, or neighbouring properties or the highway. There are no archaeological or ground contamination issues and the development will not impact harmfully on the interests of nature conservation. The development therefore accords with policies R/OS2, R/OS4, R/OS5, R/OS12, R/OS13, R/DP1, R/T2, R/BH8 and R/ENV5 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Under the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in terms of the impact on the character of the area, neighbouring properties, highway safety and ecologically sensitive areas. The proposal will enhance the existing facility and accords with policies R/OS2, R/OS4, R/OS5, R/OS12, R/OS13, R/DP1, R/T2, R/BH8 and R/ENV5 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 metal races pens, hereby approved, shall be constructed from galvanised steel.

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

3. The material to be used in the extension of the track and the regrading of the embankment shall match, in composition, the existing ground material unless otherwise agreed, in writing, with the Local Planning Authority.

Reason - To prevent ground contamination and to comply with policy R/ENV5 of the Gosport Borough Local Plan Review.

4. No deliveries shall be taken at or despatched from the site, outside the hours of 09:00 and 17:00; nor at any time on Sundays, Bank Holidays or Public Holidays.

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. No works associated with the development hereby approved shall be undertaken outside of the hours of 09:00 and 17:00; nor at any time on Sundays, Bank Holidays or Public Holidays.

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

6. No works with heavy machinery shall occur within the waterfowl over-wintering period of 1 October to 31 March inclusive.

N.B. Heavy machinery constitutes pneumatic drills, diggers, dumper trucks and lorries.

Reason - To protect over-wintering birds from disturbance and to comply with Policy R/OS13 of the Gosport Borough Local Plan Review.

7. If, during development, contamination not previously identified is found to be present at the site then no further development, unless otherwise agreed in writing with the Local Planning Authority, shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a remediation strategy detailing how unsuspected contamination shall be dealt with.

Reason - The site lies in close proximity to the River Alver. As the site is located in an area where landfill activities may have taken place, there is the potential for contamination to be present, which could pose a risk to the river, and to comply with Policy R/ENV5 of the Gosport Borough Local Plan Review.

8. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason - To protect controlled waters, which include rivers, streams, underground waters, reservoirs, estuaries and coastal waters, and to comply with Policy R/ENV5 of the Gosport Borough Local Plan Review.

9. The development hereby permitted shall be carried out in accordance with the following approved plans:

276_01, 276_04, 276_05, 276_06, 276_07, BMX_HR

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

10. Prior to works commencing on site the compound fence shown on drawing no. 276_07 shall be implemented and retained for the duration of construction works on site.

Reason - To ensure the amenity of the area is retained during construction works and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

11. The information submitted on 14 and 17 May 2010, and plan no. 276_07, regarding delivery and storage of materials on site shall be adhered to at all times and the works hereby approved shall be carried out in accordance with the schedule of work submitted on 17 May 2010 unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure the amenity of the area is retained during construction works, having due regard to highway safety, and to comply with Policies R/DP1 and R/T2 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 05.
APPLICATION NUMBER: K11014/2
APPLICANT: Gosport Borough Council
DATE REGISTERED: 23.02.2010

REGULATION 3 - REMOVAL OF CONDITION 6 OF K11014 RELATING TO AGE RESTRICTION
2-18 (inclusive), 20 & 21 Hoylake Close Gosport Hampshire PO13 0EX

The Site and the proposal

The application properties are two storey semi detached one bedroom flats located within the Hoylake cul-de-sac, to the west of Rowner Lane. Parking bays are provided at the front of the properties, providing a total of 16 spaces. To the north of the site is Pembroke Court, a large block of flats. To the south are the two storey terraced properties forming The Links.

The application seeks the removal of a restrictive planning condition relating to age of occupancy. Condition 6 of application K11014 restricted the occupation of the above premises to persons 65 years or over in the case of a man, or 60 years and over in the case of a woman. The reason for the condition was "to take account of the reduced parking requirements relating to this form of occupation".

The applicant has indicated that 7 of the 19 units are currently occupied by persons falling outside of the above age requirements.

Relevant Planning History

K11014 - Erection of 48no. 2 storey old aged persons flats, 6no. 2 storey houses and 1 no. disabled persons bungalow, roads, parking and landscaping - permitted 16.02.83

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/T11
Access and Parking

Consultations

Local Highway Authority

It is important that there is adequate parking available to meet the likely demand.

Response to Public Advertisement

1 letter of objection;
Issues raised:-

- the proposal will result in more children and increased disturbance to existing residents
- the proposal will restrict the housing available for elderly residents of the Borough

Principal Issues

1. The future tenancy of the flats will be controlled through the lettings policy of the Council's Housing Services Department. There is no net increase in the number of residential units and as such, there is no requirement to provide bicycle parking facilities. The main issue for consideration in this case therefore is the impact of the proposal on highway and pedestrian safety.

2. The Council's residential parking advice note does not set maximum or minimum standards for parking requirements associated with residential properties, but the level of provision should be determined by the nature of the properties and accessibility. The properties, the subject of this application, are one bedroom units and therefore are unlikely to generate a significant demand for car parking. Notwithstanding this, the 19 units are served by a total of 16 spaces. Parking is also available within lay-bys on the adjoining Rowner Lane and there a number of well serviced bus stops and local shops within walking distance of the site. In considering the above, the removal of the restrictive planning condition is unlikely to result in overspill parking in the local road network or have a detrimental impact on highway or pedestrian safety, in accordance 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 removal of the planning condition is acceptable and would not have a detrimental impact on highway or pedestrian safety. As such the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 06.
APPLICATION NUMBER: K7961/3
APPLICANT: Gosport Borough Council
DATE REGISTERED: 21.01.2010

REGULATION 3 - REMOVAL OF CONDITION 3 OF K7961/2 RELATING TO AGE RESTRICTION
5 - 16 Fleet Close Gosport Hampshire PO13 0DR

The Site and the proposal

The application site is located at the southern end of Fleet Close. It consist of a two storey pitched roof building containing 12 number one bedroom flats. There are walls around the front of the site and storage buildings. There is also a communal garden area at the rear of the building. To the north east of the site there are 4 bungalows constructed for aged persons with private walled front gardens which do not form part of this application. There is a service road along the eastern site boundary beyond which lie properties fronting Tichborne Way. To the north is Gorselands Way and to the west Landon Road. To the south of the site there is a garage court and seven car parking spaces accessed from Bracklesham Road.

The application seeks the removal of a condition relating to age restrictions. Condition 3 of application K.7961/2 restricted the occupation of numbers 5 to 16 Fleet Close to those persons 65 years or over in the case of a man, or 60 years and over in the case of a woman. The reason for the condition was "to take account of the reduced parking requirements relating to this form of occupation".

Additional information received from the applicant indicates that 5 of the 12 properties are currently occupied by persons under the age restrictions outlined in the above condition.

Relevant Planning History

K7961/2 - Erection of 4 no. bungalows and 12 no. flats in two storey block for aged persons together with layout of new roads and provision of car parking, amenity areas and landscaping granted deemed consent 31.07.79.

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/T11
Access and Parking

Consultations

Local Highway Authority

Concern that the proposal may result in an increase in car ownership. The highway in Fleet Close is not wide enough to accommodate additional parking. Cycle parking should be provided.

Response to Public Advertisement

Nil

Principal Issues

1. There is no net increase in the number of residential units and as such it is not necessary to require cycle parking provision. Therefore the main issue for consideration in this case is whether the proposal would have a detrimental impact on highway safety.

2. The applicant has indicated that there are 14 spaces to the front of the properties which serve the 12 flats and 4 bungalows. Following visits to the site it is also noted that there is some scope for limited parking to the rear of the properties within the parking spaces within the garage court. The Council's residential parking advice note does not set maximum or minimum standards for parking requirements associated with residential properties, but the level of provision should be determined by the nature of the properties and accessibility. The site is located within walking distance of local shops located within the Rowner Road Local Shopping Centre, along with the bus routes that run along Gorselands Way and Tichborne Way and is considered to have good accessibility. Given the small size of the development lifting the condition is also unlikely to significantly increase the number of vehicles seeking to park in the close. The properties in this case are 1 bedroom flats and there would be a limited shortfall of 2 spaces in providing 1 for 1 parking for the whole of Fleet Close. Having regard to the accessibility of the site and the level of parking available the removal of the condition in this case would not result in a detrimental impact on highway safety and is acceptable. Therefore the proposal is in accordance 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 removal of the planning condition is considered to be acceptable and would not have a detrimental impact on highway safety. As such the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 07.
APPLICATION NUMBER: K9196/2
APPLICANT: Gosport Borough Council
DATE REGISTERED: 21.01.2010

REGULATION 3 - REMOVAL OF CONDITION 3 OF K9196/1 RELATING TO AGE RESTRICTION
14 - 24 (evens) James Close Gosport Hampshire PO13 0TS

The Site and the proposal

The site is located at the southern end of James Close. It consists of a 2-storey pitched roof building containing 6no. one bedroom flats. To the south and east of the site are 4 bungalows which do not form part of this application. The application site and bungalows are located on an island surrounded by highway/rear service road, with the rear gardens of the properties within Chatfield Road and Harwood Road beyond. To the north of the site are the recently constructed properties within James Close and James Road, which have resulted in an altered layout to that which existed when the properties on the application site were constructed.

The application seeks the removal of a condition relating to age restrictions affecting 14-24 (evens) James Close. Condition 3 of application K9196/1 restricted the occupation of the dwellings to those persons 65 years or over in the case of a man, or 60 years and over in the case of a woman. The reason for the condition was "to take account of the reduced parking requirements relating to this form of occupation".

Additional information received from the applicant indicates that 2 of the 6 properties are currently occupied by persons under the age restrictions outlined in the above condition.

Relevant Planning History

K9196/1 - The erection of 4no. bungalows and 6no. flats for aged persons in two storey block together with the layout of roads and provision of car parking, amenity areas and landscaping granted deemed consent 31.07.79.

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/T11
Access and Parking

Consultations

Local Highway Authority

Adequate capacity within surrounding highways to accommodate any additional parking. No objection subject to cycle parking.

Response to Public Advertisement

1 letter of objection

Issues raised:-

- object to change of age policy on these flats

Principal Issues

1. As there would be no net increase in the number of dwellings on the site it is not considered to be appropriate to require cycle parking in this case. Therefore the main issue for consideration in this case is whether the proposal would result in a detrimental impact on highway safety.

2. The applicant has indicated that there are 8 spaces to the front of the properties which serve the 10 dwellings. Following visits to the site it is also noted that there is some scope for limited parking to the rear of the properties within the service road and within James Road and James Close. The Council's residential parking advice note does not set maximum or minimum standards for parking requirements associated with residential properties, but the level of provision should be determined by the nature of the properties and accessibility. The site is located within walking distance of the local shops within Nobes Avenue and Gregson Avenue, and the bus routes that run along Gregson Avenue and Wych Lane/Tukes Avenue, which have a 10 minute service, and is considered to have good accessibility. The properties in this case are 1 bed flats and there would be a limited overall shortfall of 2 spaces in providing 1 for 1 parking, for these 10 properties. Given the small size of the dwellings lifting the condition is also unlikely to significantly increase the number of vehicles seeking to park within the Close. Having regard to the accessibility of the site and the level of parking available the removal of the condition in this case would not have a detrimental impact on highway safety and is acceptable. Therefore the proposal is in accordance 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 removal of the planning condition is considered to be acceptable and would not have a detrimental impact on highway safety. As such the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 08.
APPLICATION NUMBER: K7289/2
APPLICANT: Mr S. Shillaker
DATE REGISTERED: 23.03.2010

CHANGE OF USE OF EXISTING 3 BEDROOM FLAT (C3) AT FIRST FLOOR LEVEL TO SURGERY SPACE FOR DENTISTS (D1) AND INTERNAL ALTERATIONS AT GROUND AND FIRST FLOOR LEVEL, AND REMOVAL OF 1NO.GROUND FLOOR WINDOW ON SOUTH EAST ELEVATION (as amplified by additional information received on 28.04.10)

333 Fareham Road Gosport Hampshire PO13 0AB

The Site and the proposal

The application site is situated on the south side of the highway. The site is flat and an existing vehicular access is established from Fareham Road. The existing building is two storey with a pitched roof which is elongated on the north side with a flat roof dormer inserted. There is a small pitched roof single storey addition to the rear. The use of the building is currently divided between ground and first floors. At ground floor a dental surgery operates. This is accessed from the north side of the building and contains four surgeries. At first floor level is a three bedroomed residential unit with access being via a staircase installed on the north side of the building. The area surrounding the building is hard-surfaced for car parking. There are 10 spaces to the front (north) of the building and 8 spaces to the rear. The boundary treatments consist of a 2m high hedgerow to the south east and a low brick wall to the north west. The south west boundary is 1.8m high brick wall. The neighbouring properties to the east, west and south are residential properties. On the opposite side of the A32 is an existing industrial site.

The application proposes the change of use of the first floor residential unit to provide additional surgery space. Two additional surgeries are proposed operating Monday - Friday between 09.00 and 17.30. Internal alterations to the layout are proposed to accommodate the change together with the removal of one window in the south east elevation.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/T11

Access and Parking

R/DP1

General Standards of Development within the Urban Area

R/H6

Change of Use of Existing Dwellings

R/CF1

New or Improved Community Health Facilities

R/T2

New Development

Consultations

Environmental Health (Commercial)

Update to be provided.

Local Highway Authority

Maximum parking is provided with cycle parking for staff and visitors made available. Although the Design Statement states that

staff and patients will be encouraged to use cycling and public transport, an enforceable Travel Plan should be put in place.

Response to Public Advertisement

1 letter of support.

Issues raised:

NHS fully support additional dental surgeries to assist in NHS training programme.

Principal Issues

1. The site is located in an accessible urban area where this type of facility is suitable. The development accords with policies R/CF1 and R/H6 of the Gosport Borough Local Plan Review in that it is a dental facility appropriately located in relation to the residential development it serves and it will improve an existing community facility. The main issues to be considered are therefore the impact on the character of the area, the effect on neighbouring properties, and highway safety in the locality.

2. The proposal will not substantially alter the character of the area. The proposed hours of operation are in line with existing patterns of activity at the site. It is accepted that the comings and goings associated with these additional surgeries will be greater than the existing residential use, however, it is not considered that this will create harmful noise and disturbance. The site is in an already busy location on the A32 where the land uses on the north side of the highway are predominantly non-residential. The additional activity created by this proposal will be consistent with the established background noise at the site. Visually, the primary function of the site is already as a dentist and the proposals will not alter this. A Travel Plan has been submitted with the application which sets out measures and targets for reducing reliance of travel to work by private motor car. It also clarifies the accessibility of the site identifying the number of buses stopping in close proximity which could serve patients. The number of vehicle movements to and from the site should not therefore increase significantly. Whilst the Local Highway Authority considers that, in principal, this information is satisfactory, it is considered that the Travel Plan could be developed further and therefore a condition has been included below to ensure that the necessary additional details are provided prior to the development being brought into use. In combination, these factors lead to the conclusion that the increase in activity will not lead to a detrimental impact on the neighbouring properties. The proposal therefore accords with policy R/DP1 of the Gosport Borough Local Plan Review.

3. There are already 18 parking spaces on site to serve staff and patients. This amount of car parking accords with the adopted car parking standards. Long and short stay cycle parking, for staff and patients respectively, will also be provided at the site. The submitted Travel Plan will also reduce overall vehicle movements to and from the site meaning there will be no harmful increase in access from and egress to the A32. The Local Highway Authority does not consider this proposal will impact detrimentally on highway safety subject to cycle parking and the Travel Plan being conditioned. The proposal therefore accords with policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having due regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposal is acceptable in terms of impact on the character of the area, neighbouring properties and highway matters and therefore complies with policies R/DP1, R/H6, R/CF1, 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. 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 Policy R/DP1 of the Gosport Borough Local Plan Review.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

1318/P/10, 1318/P/11, 1318/P/12, 1318/E/01, 1318/E/02

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

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

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

5. Prior to the development hereby approved being brought into use, a more detailed Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan shall include the following:

- 1.) Incentives to use sustainable forms of transport; and
- 2.) A detailed monitoring and review strategy; and
- 3.) Details of showering facilities to be provided on site; and
- 4.) Details of a nominated Travel Plan co-ordinator.

The measures set out in the agreed Travel Plan shall thereafter be implemented in accordance with the approved details. The Travel Plan shall be monitored for a period of 5 years following the development being brought into use and the results shall be submitted to the Local Planning Authority annually. Reviews shall be undertaken in consultation with the Local Planning Authority and any agreed revisions to measures set out in the Travel Plan shall be implemented within 6 weeks of being agreed.

Reason - To ensure the development is satisfactory in terms of sustainable transport measures and to comply with Policy R/T2 of the Gosport Borough Local Plan Review.

6. The premises shall not be open to the public outside of the following hours:

09:00 - 17:30 Monday - Friday.

Reason - To ensure the development does not impact detrimentally on the neighbouring properties and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 09.
APPLICATION NUMBER: K2874/5
APPLICANT: Mr Ken White
DATE REGISTERED: 15.03.2010

**ERECTION OF NEW HIGHER ROOF AND INTERNAL AND EXTERNAL ALTERATIONS TO PROVIDE 1NO. ONE BEDROOM FLAT, 1NO. ONE BEDROOM STUDIO FLAT, GROUND FLOOR OFFICE AND INTEGRAL PARKING (CONSERVATION AREA)
Unit 1 & Unit 2 Camden Works Jamaica Place Gosport Hampshire PO12 1LX**

The Site and the proposal

The application site is located within the Stoke Road Conservation Area and Stoke Road District Shopping Centre and occupies a prominent corner plot on the eastern side of Jamaica Place. This section of Jamaica Place forms part of a one-way street, which runs north-to-south from Stoke Road. Parking and waiting restrictions apply along the length of the road. The site is currently occupied by a single story pitched roof building of concrete interlocking tiles and is orientated with the ridge tile running north to south. The building has been constructed from a combination of brick and blockwork with a variety of rendered finishes and has been subdivided into a ground floor office and storage area. The building is currently vacant, having last been used on a short term let by Premier Choice Catering. The western elevation contains a single timber door, timber window and a large sliding wooden door which provides the principal access to the storage area. The southern elevation has a pebble dashed finish and contains a single personal door and 2no. windows.

The application building is attached on its eastern side by number 75b Stoke Road, a two storey building that is currently being used for storage purposes. The building has a pitched roof design with the ridge tile running from west to east. There is a large single storey element at the rear as well as a small yard. The building has been constructed from concrete with timber boarding to the gable ends. The southern elevation contains a large set of doors, as well as a single door and a first floor window. To the north of the building is 77 Stoke Road, a two storey premises comprising a ground floor office and first floor flat. There is a small yard area at the rear of the premises which separates this building from the application site. There are no windows in the rear elevation. To the north west of the site and on the opposite side of Jamaica Place is 79-81 Stoke Road, a two storey red brick building with a grey tiled hipped roof. The property comprises a ground floor commercial premises and 3no. first floor flats. The commercial unit is vacant and is currently being advertised for let. Access to the flats is via 3no. doors in the rear elevation, which also contains 4no. obscure glazed ground floor windows and 5no. first floor windows (2no. of which are obscure glazed). There is a single ground floor and a single first floor window in the eastern elevation. To the rear of this building is a small car parking area providing 4no. spaces for the occupants of the flats. The flats have no amenity space. To the west of the site is the 'Old Coach House', a modern two storey hipped roof dwelling with a brick built lower half and tile hung upper. At the front of the building is a hardstanding which provides parking for a single vehicle. The hardstanding is enclosed by a picket fence and 1.8 metre high close boarded fence and is accessed via a dropped kerb.

The application site has recently received planning permission under application K2874/3 for the demolition of the existing building and erection of a two storey replacement building to provide a ground floor office and 2no. one bedroom first floor flats with integral parking. However, following site investigations it was found that the proposed demolition and subsequent rebuild would be unviable.

Under this application, it is proposed to remove the existing roof and extend the property by 1 metre in height to provide a second floor. The resultant building would again provide a ground floor office and 2no. one bedroom first floor flats. The final design will match that of the previously approved scheme. The building will be 7 metres high and will have a pitched slate roof which will be hipped at its southern end. The applicant has indicated the use of matching bricks, white render and white painted sash windows to the western and southern elevations. The western elevation will again incorporate an undercroft style garage with two open doorways providing access to the first floor

flats and integral bin and cycle stores. As with the previously approved scheme, the garage will provide 2no. spaces for use by the occupants of the proposed flats and 2no. visitor cycle spaces have been located adjacent to the northern elevation. The fenestration details remain as previously approved and comprise single ground and first floor windows in the southern elevation with two high level windows serving the bathroom and kitchen of one of the first floor flats in the eastern elevation. The proposed office will again be accessed via a single door in the western elevation. No windows are proposed in the northern elevation.

Relevant Planning History

K2874 - Use of existing building for repair of crates - permitted 30.05.58

K2874/1 - Change of use of premises from light industrial workshop to retail shop (Class A1) - permitted 17.04.97

K2874/2 - Change of use of premises from shop (Class A1) to food and drink (Class A3) - permitted 20.07.01

K2874/3 - Demolition of existing building and erection of two storey building comprising 2no. one bedroom first floor flats, ground floor office and integral parking - permitted 23.01.09

K2874/4 - Conservation Area Application - demolition of the existing two storey building - permitted 23.01.09

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP1

General Standards of Development within the Urban Area

R/BH1

Development in Conservation Areas

R/H4

Housing Densities

R/S3

Principal & District Shopping Centres

R/S7

Use of Upper Floors

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

R/DP3

Provision of Infrastructure, Services and Facilities

R/T4

Off-site Transport Infrastructure

R/BH2

Demolition in Conservation Areas

Consultations

The Gosport Society	No objection.
Building Control	No objection.
Streetscene (Waste & Cleansing)	Each flat would require 1 x 140 litre domestic and 1 x 140 litre recycling bin. Bin store is of adequate size to accommodate the bins required.
Local Highway Authority	No objection.

Response to Public Advertisement

1 letter of observation;

Issues raised:-

- how will new roof be attached to adjoining property

1 letter of objection;

Issues raised:-

- supports the principle of the development but is concerned that the provision of safety barriers would obstruct access into the parking spaces for number 79B Stokes Road

Principal Issues

1. The proposed development does not require the implementation of safety barriers and the construction of the new roof will be monitored under Building Regulations. The proposed ground floor office use, first floor residential accommodation, fenestration details, access, parking and refuse storage facilities were all considered acceptable under the previously approved scheme and remain unchanged. The development therefore accords with Policies R/DP1, R/H4, R/S3, R/S7 and R/T11 of the Gosport Borough Local Plan Review. The main issues for consideration are therefore whether the new roof is acceptable in design terms, its impact on the character and appearance of the Stoke Road Conservation Area and whether appropriate provisions have been made for open space and highway infrastructure improvements.

2. The existing building is of no architectural or historical merit and does not make a positive contribution to the character and appearance of the Conservation Area. The removal of the existing roof is therefore acceptable. The new roof will be built to the same height and design as that shown on the previously approved drawings. It will have a narrow pitched profile which is indicative of the traditional built form in the area and although it will be 1 metre higher than the existing roof, the ridge will again match the height of the ridge tile of the adjoining property, number 75b. The proposal will therefore add continuity to the streetscene and will improve the overall appearance of this prominent corner plot. In light of the above, the development will enhance the character and appearance of the Stoke Road Conservation Area and accords with Policies R/DP1 and R/BH1 and R/BH2 of the Gosport Borough Local Plan Review.

3. 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: 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 proposed development is acceptable in this location. Due to its appropriate design, density and layout, the development will enhance the character and appearance of the Stoke Road Conservation Area. It will not have a detrimental impact on the amenities of neighbouring or prospective occupiers and will not interfere with existing

access or servicing arrangements. The proposed ground floor office is appropriate within the District Centre and adequate provision has been made for open space, cycle parking and refuse storage. As such, the development complies with Policies R/DP1, R/BH1, R/BH2, R/H4, R/S3, R/S7, R/T11, R/OS8, R/DP3 and R/T4 of the Gosport Borough Council Local Plan Review.

Subject to the following conditions:-

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

731/03

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Samples of all external facing and roofing materials shall be submitted to and approved, in writing, by the Local Planning Authority before works are commenced and the development shall thereafter be constructed in accordance with the approved details.

Reason - To ensure that the external appearance of the buildings is satisfactory, and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

4. Details of all new windows and doors including horizontal and vertical sections at a scale of 1:5 and elevations at a scale of 1:10 shall be submitted to and approved, in writing, by the Local Planning Authority before works related to that part of the development are commenced. The development shall thereafter be carried out in accordance with the approved details.

Reason - Such details have yet to be submitted and to protect the amenities of the area, and to comply with Policies R/DP1, and R/BH1 of the Gosport Borough Local Plan Review.

5. Details, including samples, of the materials to be used in the construction of the proposed staircase and internal walls to the internal parking area shall be submitted to and approved, in writing, by the Local Planning Authority before works commence and the works shall thereafter be carried out in accordance with the approved details.

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

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

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

7. 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.

8. Facilities for the storage of refuse for removal from the premises shall be provided in accordance with the approved plans 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: 10.
APPLICATION NUMBER: K17794
APPLICANT: Mr Robert Forder
DATE REGISTERED: 25.03.2010

**REMOVAL OF FRONT BOUNDARY WALL AND LAYING OF PAVED HARDSTANDING
AT FRONT OF PROPERTY (CONSERVATION AREA)
12 St Marks Road Gosport Hampshire PO12 2DA**

The Site and the proposal

The application property is a two storey mid terrace dwelling located on the western side of St. Mark's Road, within the Anglesey Conservation Area. The property has a rendered finished with a slate hipped roof and is the subject of an Article 4(2) Direction. To the front of the property is a small lawn, flower beds and a paved pathway leading to the front door. The front of the garden is enclosed by a low rendered wall approximately 0.5 metres high. Access into the garden is afforded by a wrought iron gate set between two stone capped piers measuring approximately 1.5 metres in height. Many of the property frontages in St. Marks Road have been laid to pea shingle, paving or tarmac and are used for vehicular parking.

The applicant proposes to use the area at the front of the dwelling for off-road parking. The low front wall will be removed and the lawn is to be replaced with 'Burnt Oak' antique paving. The entrance gate and associated piers, paved pathway and the flower beds on the western and southern sides of the garden are to be retained. Surface run-off will be discharged into a soakaway via a drain at the front edge of the hardstanding.

The Local Planning Authority is currently also considering an application for a similar development at the neighbouring property to the north, number 10. The garden space at the front of this dwelling is currently laid to tarmac. It is proposed to resurface this area using paving to match that being proposed at number 12.

Relevant Planning History

K17795 - alterations to front boundary wall and laying of paved hardstanding at front of property at 10 St. Mark's Road - pending decision

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/BH1
Development in Conservation Areas
- R/T11
Access and Parking
- R/ENV4
Treatment of Foul Sewage and Disposal of Surface Water

Consultations

The Gosport Society

There does not appear to be a requirement for additional off-road parking in St. Mark's Road. The garden wall to be removed contributes to the character and appearance of the Conservation Area.

Response to Public Advertisement

Nil

Principal Issues

1. The main issues in this case are the impact of the proposal on the appearance of the dwelling, the character and appearance of the Conservation Area, highway and pedestrian safety and whether adequate provision has been made for the drainage of surface run-off.
2. The proposed development will result in the loss of the front boundary wall. However, by retaining the original front boundary piers, entrance gate, path and elements of the soft landscaping, the historic character of the property is preserved. The use of 'Burnt Oak' paving with 'rope top' edging is acceptable within the Conservation Area. However, it is proposed to attach a condition requiring the submission of material samples for approval prior to the commencement of development. Subject to the above condition, I consider the proposal to be acceptable. It will not have a detrimental impact on the historic character of the dwelling and will preserve the character and appearance of the Anglesey Conservation Area. The development therefore accords with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.
3. The space at the front of the site is capable of accommodating an average sized family car without it overhanging the adjacent public highway and, given the width of the plot, vehicles will be to enter and exit in a safe and convenient manner. There will be adequate intervisibility between vehicles exiting the site and all other users of the public highway. For the above reasons, the proposal will not have a detrimental impact on highway or pedestrian safety. The development therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.
4. The applicant has shown that surface run-off will be channeled into a drain/soakaway at the front edge of the hardstanding. The development therefore accords with Policies R/DP1 and R/ENV4 of the Gosport Borough Local Plan Review.
5. The Local Planning Authority are currently also considering a similar development at the adjacent dwelling number 10. However, it will be possible for both this development, and the development at number 12, to be implemented without a negative impact on highway or pedestrian safety. Furthermore, I do not consider that the cumulative impact of these proposals would have a detrimental affect on the visual amenity of the locality, preserving the character and appearance of the Anglesey Conservation Area, in accordance with Policies R/DP1 and R/BH1.

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 proposed development is acceptable. It will preserve the character and appearance of the Anglesey Conservation Area and will not have an adverse impact on highway or pedestrian safety. Appropriate provision has been made for surface water drainage. As such the development complies with Policies R/DP1, R/BH1, R/T11 and R/ENV4 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 be carried out in accordance with the following approved plans:

Plan 1 and Plan 2

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Details of surface materials and the method of drainage of the vehicle hardstand shall be submitted to and approved, in writing, by the Local Planning Authority before the development hereby permitted is commenced. The surfacing and drainage works shall thereafter be carried out in accordance with the approved details before the land is first used for vehicular parking.

Reason - In the interests of amenity and to comply with Policies R/DP1, R/BH1 and R/ENV4 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 11.
APPLICATION NUMBER: K17798
APPLICANT: Castle Marines Ltd
DATE REGISTERED: 31.03.2010

**RELOCATION OF AND ALTERATIONS TO EXISTING PIERS AND PILES AND
PROVISION OF 4NO. NEW PILES**
Royal Clarence Marina Royal Clarence Yard Weevil Lane Gosport Hampshire

The Site and the proposal

Royal Clarence Marina is located on the eastern side of Royal Clarence Yard within the Coastal Zone as defined on the Proposals Map of the Gosport Borough Local Plan Review and adjacent to the Royal Clarence Yard Conservation Area. It is located near to, but not within, the Portsmouth Harbour Site of Special Scientific Interest, Special Protection Area and Ramsar Site.

The marina consists of 4no. piers, comprising both 'alongside' and 'finger' pontoons with a capacity for 130 berths. It is proposed to re-organise the piers to provide a more practical and convenient layout for users of the marina in an attempt to enhance the long term viability of the site.

The plans show that the two centrally positioned piers (Piers B and C) will be re-sited to the south of their existing positions by 21.5 metres and 23.5 metres respectively. Pier C will be extended by 11.5 metres in length and will be redesigned to provide 'finger' pontoons. Pier B will be extended by 11 metres. However, it will continue to be used for 'alongside' berthing. The position of the two remaining piers (Piers A and D) will be unchanged. However, an additional 'finger' pontoon is proposed at the eastern end of Pier A to provide a more convenient berthing arrangement for the existing water taxi. An additional 11 metre long length of pier is also to be provided at the southernmost end of the marina. The proposed alterations will not result in an increase to the number of available berths.

The new piers are to be constructed from a metal framework with slatted timber walkways to match the existing. The proposal will require the relocation of 4no. existing piles and the provision of 4no. new piles and the applicant has indicated that these would be installed using non-percussive methods.

Relevant Planning History

Details Pursuant To K.15500 - Construction of marina (130 Berths) together with repair and strengthening of quay wall - permitted 14.08.02

Relevant Policies

Planning Policy Statement (PPS) 9: Biodiversity and Geological Conservation

Gosport Borough Local Plan Review, 2006:

- R/OS1
Development Outside of the Urban Area
- R/BH1
Development in Conservation Areas
- R/BH3
Development Affecting Listed Buildings
- R/DP1
General Standards of Development within the Urban Area
- R/CH1
Development within the Coastal Zone
- R/CH5
Moorings

R/OS11

Protection of Areas of National Nature Conservation Importance

Consultations

English Heritage	Update to be provided.
Crown Estate Office	Update to be provided.
DEFRA	Food and Environment Protection Act (FEPA) license required.
Queen's Harbour Master	No objection.
Natural England	No objection subject to a condition controlling the timing and method of piling.
Environment Agency (Hants & IOW)	No objection subject to a condition controlling the timing and method of piling.

Response to Public Advertisement

Nil

Principal Issues

1. The proposed development is related to the existing recreational use of the site and therefore the principle of the proposal is acceptable within the context of Policies R/OS1 and R/CH1 of the Gosport Borough Local Plan Review. Moreover, the amended layout will provide more practical and convenient berthing arrangements for users of the marina, encouraging use on both a day-to-day basis and during large rallies and events. Not only will this help to support the long term viability of the marina itself, but the increase in associated visitor numbers will complement the on-going economic regeneration of the Royal Clarence Yard site as a whole. Policy R/CH5 of the Local Plan Review allows for the provision of pontoons as part of the re-organisation and consolidation of existing established mooring areas provided certain criteria are met. The main issues in this case therefore are the affects of the proposals on the visual amenity of the area, the wider open character and appearance of the coast, with specific reference to landward and seaward views, and the nature conservation interests of Portsmouth Harbour.

2. The marina occupies an important coastline location, immediately to the east of the Royal Clarence Yard Conservation Area and the Granary Bakery building, a prominent and historically significant Grade 2 Listed Building. Although the proposal will not increase the number of berths at the Marina, it is imperative that the reorganisation of the pontoons does not prejudice landward or seaward views, which are considered particularly important to the long term economic and aesthetic interests of this waterfront location. The applicant has demonstrated through the submission of detailed supporting information that the proposed modifications to the layout of the marina will help to improve key views into and out of Royal Clarence Yard, preserving the special character of the Conservation Area and the setting of the nearby Listed Building, in recognition of the important historic relationship between this building and the wider setting of the Portsmouth Harbour. The proposed extensions are minor additions to an established marina area and they will be built using matching materials. The development therefore complies with Policies R/CH1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

3. The site is located near to the Portsmouth Harbour Site of Special Scientific Interest, Special Protection Area (SPA) and Ramsar site, all of which are designations of importance to nature conservation. Having sought advice from Natural England and the Environment Agency, I am satisfied that the proposed works will not have a significant effect on the interests of nature

conservation provided that conditions are attached to control the method and timing of piling works. The applicant has been notified of the requirement to obtain a Food and Environment Protection Act (FEPA) license and is in discussions with the Marine Management Organisation (formally DEFRA), the relevant authority on this matter. Under the circumstances, and subject to conditions relating to the method and timing of piling works, the proposal is acceptable and complies with Planning Policy Statement 9 (PPS9) and Policy R/OS11 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 in land use terms and will not be detrimental to landward or seaward views, or the visual amenities of the area, or the wider character and appearance of the coast, or the setting of any Listed Buildings, or the Royal Clarence Yard Conservation Area, or the interests of nature conservation. As such, the development complies with Planning Policy Statement 9 and Policies R/DP1, R/BH1, R/BH3, R/OS1, R/OS11, R/CH1 and R/CH5 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 be carried out in accordance with the following approved plans:

JF223.01, JF223.01(A3), JF223.02, JF223.02(A3), M2648-020(RevA), M2648/112

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. No percussive piling or works with heavy machinery shall occur within the waterfowl over-wintering period of 1 October to 31 March inclusive.

N.B. Heavy machinery constitutes pneumatic drills, diggers, dumper trucks and lorries.

Reason - To protect over-wintering birds from disturbance and to comply with Policy R/OS11 of the Gosport Borough Local Plan Review.

4. The method of piling foundations for the development shall be carried out in accordance with a scheme to be approved in writing by the Local Planning Authority before the construction of the buildings is commenced.

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

ITEM NUMBER: 12.
APPLICATION NUMBER: K17805
APPLICANT: Gosport Borough Council
DATE REGISTERED: 19.04.2010

**REGULATION 3 - ERECTION OF SINGLE STOREY FLAT ROOF REAR EXTENSION
WITH ASSOCIATED REAR ACCESS RAMP
16 Vian Close Gosport Hampshire PO13 0TX**

The Site and the proposal

The application site is located at the northern end of Vian Close on the eastern side and fronts a landscaped parking and turning area. The property is the northern half of a pair of semi-detached houses constructed in a pale red brick under a hipped concrete tiled roof. It has a 1 metre high hedge around the front garden with an access ramp leading up to the front door. There is pedestrian access around the north side of the property leading to the back garden which widens out towards the rear boundary due to the corner location of the site within a triangular plot. The garden is approximately 13 metres deep along its shortest boundary and is bounded by 2 metres high fencing and a 1.8 metre high brick wall to both sides with a 1.8 metre high chain link fence at the rear where it adjoins the disused Gosport-Fareham railway line. There is a shed at the bottom of the garden and a brick outbuilding on the north west boundary shared with 18 Vian Close. This property is set at an oblique angle between approximately 4 and 11 metres away from the side elevation to the application property. The adjoining property, 14 Vian Close, located to the south, has a flat roofed single storey side extension which extends back into its rear garden by approximately 3 metres beyond its original rear elevation.

It is proposed to erect a single storey flat roofed brick built extension on the rear elevation to the property. It will be approximately 4.2 metres deep and 5.2 metres wide and 2.8 metres high to the top of its flat roof. There will be a pair of double doors in the rear elevation facing down the garden and leading out to a 1.5 metres wide concrete with brick edge DDA compliant access ramp with a handrail/guardrail system. There will be a bedroom window in the north west side elevation. The side elevation adjoining the boundary with 14 Vian Close will contain no windows. The existing rear facing kitchen window will be in-filled and a replacement window will be installed in the existing north west side elevation to the main part of the house. The current ground floor bedroom leading into the extension will be converted into a wet room.

Relevant Planning History

K443 - Erection of 28 dwellings permitted 18.06.49

Relevant Policies

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

Consultations

Nil

Response to Public Advertisement

Nil

Principal Issues

1. The main issues in this case are the acceptability of the design of the extension and the impact on the visual amenity of the locality and the amenities of the occupiers of the adjoining dwellings.
2. The proposed extension with its simple flat roof design is not uncommon on such properties and is similar to others in the immediate locality. It is compatible with the overall design of the property and due to its location at the rear the development will not be visible from public view. It is to be constructed in matching brickwork and is acceptable in design terms. It will not have a detrimental impact on the appearance of the dwelling or the visual amenity of the locality, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.
3. Due to the location and scale of the extension, the fact that the roof is flat relative to the side boundary, the adjoining boundary treatment and the orientation of the properties there will be no significant loss of light to neighbouring properties. Given the design of the extension and adjoining boundary treatment there will be no loss of privacy or overlooking of neighbouring properties. As such, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not have a detrimental impact on the amenities of adjoining residents.

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. It is of an appropriate design and will not have a detrimental impact on the visual amenity of the locality or the amenities of adjoining residents. As such the proposal complies with Policy R/DP1 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 be carried out in accordance with the following approved plan:

- Drawing No. 10/009/PM/01 revision C1

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. 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 Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 13.
APPLICATION NUMBER: K17806
APPLICANT: Gosport Borough Council
DATE REGISTERED: 19.04.2010

**REGULATION 3 - ERECTION OF SINGLE STOREY FLAT ROOF REAR EXTENSION
WITH ASSOCIATED REAR ACCESS RAMP
67 Beryton Road Gosport Hampshire PO12 4RX**

The Site and the proposal

The application site is located on the north side of Beryton Road to the west of the junction with Graham Road. The property is the western half of a pair of semi-detached houses. It has a brick plinth with pale green rendered elevations above under a hipped roof with a part mansard element on the front elevation. The road contains pairs of houses of similar design and ages. It has a 1 metre high picket fence around its front garden and pedestrian access along the west side of the property leading to the back garden. The rear garden is approximately 9.5 metres deep along its eastern side boundary and 18 metres deep along its western side boundary. There is 1.8 metre high close boarded fencing to the garden boundaries. Along the northern half of the east side boundary and angled rear boundary there is a hedge formed by approximately 5 metres high conifer trees. There is a concrete patio at the rear of the property. The neighbouring property, 65 Beryton Road, is located on a similar alignment and over 1.5 metres away from the dividing side boundary fencing. The adjoining property, 69 Beryton Road, located to the east, has not been extended.

It is proposed to erect a single storey flat roofed extension constructed in matching materials on the rear elevation to the property providing a bedroom and bathroom. It will be approximately 4.7 metres deep and 6.2 metres wide and 2.8 metres high to the top of its flat roof. There will be a 2.7 metres deep inset in the west side elevation to an access door served by a 1.4 metres wide concrete with brick edge DDA compliant access ramp with a handrail/guardrail system. The ramp will lead to both the rear garden and front path along the side of the property. There will be a bedroom and obscure glazed bathroom window in the north rear elevation facing down the garden. There are to be no windows in either side elevation to the extension. The existing rear window to the lounge will be removed and replaced by an access door and side light into the extension.

Relevant Planning History

Nil

Relevant Policies

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

Consultations

Nil

Response to Public Advertisement

Nil

Principal Issues

1. The main issues in this case are the acceptability of the design of the extension and the impact on the visual amenity of the locality and the amenities of the occupiers of the adjoining dwellings.

2. The proposed extension with its simple flat roof design is not uncommon on such properties. It is compatible with the overall design of the property and due to its location at the rear the development will not be visible from public view. It is to be constructed with a matching brickwork plinth and rendered elevations and is acceptable in design terms. It will not have a detrimental impact on the appearance of the dwelling or the visual amenity of the locality, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Due to the location and scale of the extension, the fact that the roof is flat relative to the side boundary, the adjoining boundary treatment and the orientation of the properties there will be no significant loss of light to neighbouring properties. Given the design of the extension and adjoining boundary treatment there will be no loss of privacy or overlooking of neighbouring properties. As such, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not have a detrimental impact on the amenities of adjoining residents.

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. It is of an appropriate design and will not have a detrimental impact on the visual amenity of the locality or the amenities of adjoining residents. As such the proposal complies with Policy R/DP1 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 be carried out in accordance with the following approved plan:

- Drawing No. 10/010/PM/01 revision B1

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. 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 Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 14.
APPLICATION NUMBER: K17807
APPLICANT: Gosport Borough Council
DATE REGISTERED: 19.04.2010

**REGULATION 3 - ERECTION OF SINGLE STOREY FLAT ROOF REAR EXTENSION
WITH ASSOCIATED REAR ACCESS RAMP
62 Keyes Road Gosport Hampshire PO13 0JA**

The Site and the proposal

The application site is located on the north west side of Keyes Road to the west of the junction with Keyes Close. The property is situated at the eastern end of a terrace of 4 houses. It is finished in a pale green render under a red plain tiled roof with a gabled side elevation. There is a 1 metre high fence to the front boundary with pedestrian and vehicular access gates leading to a parking space. There is a pedestrian access along the eastern side of the property and an open ended lean to structure with a corrugated plastic roof. The side of the property and rear garden are bounded by 1.8 metre high fencing. The rear garden is over 15 metres deep and between approximately 8.5 and 9.5 metres wide. There is a garage in the north east corner. To the rear of the property there is the rear garden serving a bungalow fronting Harman Road and access to the garage. Just beyond the rear elevation to the application property there is a rendered shed positioned on the boundary line with the neighbouring property number 60 Keyes Road. This property also has an adjoined shed of matching design on the boundary. Number 60 is set at an angle away from the application property and approximately 2 metres forward of the front elevation. Its side elevation is between approximately 3.5 and 5 metres away from the side elevation to the application property. The adjoining property, 64 Keyes Road, located to the west, has not been extended.

It is proposed to erect a single storey flat roofed rendered extension on the rear elevation to the property to provide a wet room/bathroom. It will be approximately 4.6 metres deep and 3.6 metres wide and 2.8 metres high to the top of its flat roof. There will be an obscure glazed window in the north elevation facing down the garden. There will be a 1.1 metres deep inset in the north east side elevation to an access door served by a 1.6 metres wide concrete with brick edge DDA compliant access ramp with a handrail/guardrail system. The extension will be positioned approximately 1.2 metres away from the diving boundary fence with the adjoining property, number 64. It will also be set in from the north east side elevation by approximately 1.4 metres in order to provide manoeuvring space between it and retained garden shed. There will be no windows in either side elevation to the extension. The existing ground floor bedroom window will be altered to provide direct access into the wet room/bathroom. A new vertically enlarged bedroom window is to be installed in the original rear elevation between the extension and boundary fence with 64 Keyes Road.

Relevant Planning History

Nil

Relevant Policies

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

Consultations

Nil

Response to Public Advertisement

Nil

Principal Issues

1. The main issues in this case are the acceptability of the design of the extension and the impact on the visual amenity of the locality and the amenities of the occupiers of the adjoining dwellings.
2. The proposed extension with its simple flat roof design is not uncommon on such properties. It is compatible with the overall design of the property and due to its location at the rear the development will not be visible from public view. It is to be constructed in matching render and is acceptable in design terms. It will not have a detrimental impact on the appearance of the dwelling or the visual amenity of the locality, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.
3. Due to the location and scale of the extension, the fact that the roof is flat relative to the side boundary, the adjoining boundary treatment and the orientation of the properties there will be no significant loss of light to neighbouring properties. Given the design of the extension and adjoining boundary treatment there will be no loss of privacy or overlooking of neighbouring properties. As such, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not have a detrimental impact on the amenities of adjoining residents.

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. It is of an appropriate design and will not have a detrimental impact on the visual amenity of the locality or the amenities of adjoining residents. As such the proposal complies with Policy R/DP1 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 be carried out in accordance with the following approved plan:

- Drawing No. 10/011/PM/01 revision B1

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

3. 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 Policy R/DP1 of the Gosport Borough Local Plan Review.