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27 August 2010

S U M M O N S

MEETING: Regulatory Board
DATE: 7 September 2010
TIME: 6.00pm
PLACE: Council Chamber
Democratic Services contact: Lisa Young

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

Councillor CR 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 and Planning Services: 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 10 AUGUST 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 Friday, 3 September 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 Friday, 3 September 2010).

6. HISTORIC BUILDINGS GRANT OFFER – 36 BURY ROAD

To advise the Board of an application for grant aid under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the replacement of 8 timber shutters and restoration works to fascia and soffit boards and lead work guttering.

PART II
Contact Officer
Alexandra
Rowse
Ext 5414

7. REPORTS OF THE BOROUGH SOLICITOR

*Schedule of planning applications with recommendations.
(grey sheets – pages 1 –17/1)*

PART II
Contact Officer:
Debbie Gore
Ext 5455

8. ANY OTHER ITEMS

Regulatory Board
7 September 2010

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

Agenda item no. 6

Board/Committee:	REGULATORY BOARD
Date of Meeting:	7 SEPTEMBER 2010
Title:	HISTORIC BUILDINGS GRANT OFFER – 36 BURY ROAD, GOSPORT
Author:	BOROUGH SOLICITOR
Status:	FOR APPROVAL

Purpose

To advise the Board of an application for grant aid under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the replacement of 8 timber shutters and restoration works to fascia and soffit boards and lead work guttering.

Recommendation

The Board approves a grant offer of £451.09 for the replacement of 8 timber shutters and restoration works to fascias, soffits and lead work guttering at 36 Bury Road.

1.0 Background

- 1.1 The Historic Buildings Grant budget is a discretionary budget towards which owners of historic buildings may apply for grant assistance for repair or restoration works. Eligible properties include Listed Buildings, historic buildings in Conservation Areas and Locally Listed Buildings (those buildings identified in the Local Plan as being of noted local significance but which do not qualify for national listed status). The level of potential grant assistance varies depending on the status of the building. A Grade II Listed Building, such as 36 Bury Road, would be eligible for a grant of up to 15% of the total cost of repair and restoration works.
- 1.2 An application has been made by the owner of 36 Bury Road for grant assistance towards the cost of replacing 8 timber shutters and restoring fascia and soffit boards and replacing lead guttering.
- 1.3 36 Bury Road is a Grade II Listed Building within the Bury Road Conservation Area. Circa 1840, it is one of a pair of semi-detached stucco villas with set back wings, hipped slate roofing and timber sash windows with shutters.

2.0 Report

- 2.1 The works comprise the replacement of 8 timber external shutters (4 six panelled window shutters and 4 louver window shutters). Additionally a request for grant aid towards the restoration of fascias and soffits in timber and replacement of lead work guttering has been included. Two quotations have been received for each respective item of works. Based

on eligible items the lowest quotation submitted for the 8 timber shutters totalled £1,422.69 (including VAT). The lowest quotation submitted for the fascia, soffit and lead guttering restoration was £1,584.60 (including VAT).

- 2.2 The replacement of timber shutters and repairs to front elevation soffit and fascia board and replacement of lead guttering would be eligible for grant assistance as the works would ensure that the special character of the Listed Building and its contribution to the Bury Road Conservation Area is preserved.
- 2.3 The current application is for general restoration of a Listed Building. Consequently, the proposed works would be eligible for a grant of 15%.
- 2.4 Based on the figures detailed in paragraph 2.2, this would result in a combined grant of £451.09 (15% of £1,422.69 and 15% of £1,584.60 respectively).

3.0 Risk Assessment

- 3.1 There are sufficient funds within the current Historic Buildings Grant budget to support this application.

4.0 Conclusion

- 4.1 That the application is approved as the proposed works would be eligible for grant assistance through the Historic Buildings Grant and would contribute towards maintaining the special character of the Grade II Listed 36 Bury Road and the Bury Road Conservation Area.

Financial implications:	Para 3.1 refers.
Legal implications:	The Council has the power to make such grants.
Service Improvement Plan:	The service plays a key role in the restoration of the historic environment which positively contributes to the preservation of the special character of Gosport.
Corporate Plan:	The works contribute to the conservation and enhancement of a Listed Building and the Bury Road Conservation Area: part of Gosport's unique character.
Risk assessment:	No risks have been identified.
Background papers:	None.
Appendices/enclosures:	Location plan.
Report author/Lead Officer:	Alexandra Rowse, Conservation & Design Officer

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

7th September 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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<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
1.	3	K12032/7	1A Alvercliffe Drive Gosport Hampshire PO12 2NB	Grant Permission
2.	10	K12032/8	1A Alvercliffe Drive Gosport Hampshire PO12 2NB	Grant Conservation Area Consent
3.	12	K11377/5	5 Flower Buildings Marine Parade East Lee-On-The-Solent Hampshire PO13 9LB	Refuse
4.	16	K17595/2	Junction Of Forton Road And Anns Hill Road Gosport PO12 3AA	Raise No Objection

ITEM NUMBER: 1.
APPLICATION NUMBER: K12032/7
APPLICANT: Mr Tom Howell
DATE REGISTERED: 23.02.2010

DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2NO.REPLACEMENT DETACHED DWELLINGS AND 2NO.DETACHED DOUBLE GARAGES (CONSERVATION AREA) (as amplified by letter dated 16.06.10)
1A Alvercliffe Drive Gosport Hampshire PO12 2NB

The Site and the proposal

The application site is located in the Anglesey Conservation Area and forms part of a row of large detached houses overlooking Stokes Bay in an established residential area within the Urban Area Boundary. The property has vehicular access via both Stokes Bay Road from the south and Alvercliffe Drive from the north west. The property sits at a raised level towards the north end of a large irregular shaped site that has an overall area of approximately 4,330 square metres. The boundary to the southern, elongated part of the site to the west is at the junction of Jellicoe Avenue with Stokes bay Road. Here, large Leylandii trees screen this area of garden from the road. There are also a number of deciduous trees in the southern part of the site and along the line of a raised embankment that are the subject of a Tree Preservation Order. These trees provide considerable screening and leave very little of the property visible from Stokes Bay Road, especially when compared to the neighbouring properties that lie to the east. The boundary to this northern part of the lower garden area is a raised embankment and old stone wall. The boundaries to the east and west, which separate the property from its neighbours, are generally 1.8 metres high close boarded timber fences. To the north, where the site adjoins the rear garden of a detached house fronting Ashburton Road, the boundary treatment is a 4 metre high conifer hedge.

The application property is a two storey detached dwelling constructed circa 1930 in red brick under a hipped plain tiled roof. It has been much extended and altered over the years and has a substantial two storey annexed at the rear and attached garage to its west side elevation. An additional bay window, with pebble dash rendered elements, has also been added to the southern elevation. All windows in the property are white upvc. The property has an overall footprint of approximately 180 square metres and contains a total of 7 bedrooms. There is a front door in the centre of the south elevation with another where the annex adjoins the main building at the rear. It is located on the upper flat part of the site and has a parking and turning area to the rear and an area of lawn. A long tarmac driveway leads from Stokes Bay Road up a slope to the front of the property where there is a central lawn area around which there are block paved driveways and access to the garage and a parking area in front of the property. There is a small flower bed and a planted shrub bed and two relatively young conifer trees in the lawn area. These trees are not covered by the Tree Preservation Order that applies to the southern part of the garden area.

The property to the east, 21 Ashburton Road, is of a similar age to the application property and is a large, semi-detached house constructed of red brick with a hipped roof. It has dormer windows in its front and side roof slopes and its two storey side elevation is located approximately 12 metres away from the application site boundary. It has a single storey side extension and two first floor bay windows facing the application site. This property and its neighbour sits further forward south than the application property. It has a brick outbuilding and a block of three, flat roofed concrete sectional garages located to the north adjacent to eastern site boundary. To the south of the property there is a mature, well landscaped, garden that extends down the slope to Stokes Bay Road. There are two very large Pine trees situated to the south of the property near to the boundary with the application site. The neighbouring dwellings to the west are Ministry of Defence properties and form part of the Alvercliffe Drive estate that was constructed in the 1970's. Alvercliffe Drive is adopted public highway and the applicant has had, since 1985, an easement from the MOD across a landscaped grass margin to the north west access to the site. There is a staggered terrace of houses to the west of the road. Immediately to the west of the site is the rear/side garden serving 1 Alvercliffe Drive. This property is a two storey detached house with a

single storey element extending towards the application site boundary. It has two windows at first floor level facing at an oblique angle towards the western site boundary. These windows are approximately 25 metres away from the boundary fence. There are a number of semi-mature trees in this garden along the application site boundary.

It is proposed to erect a replacement detached house with access from Stokes Bay Road (house 1), with a second subservient dwelling to the rear with access from Alvercliffe Drive (house 2). To achieve this, the existing dwelling will need to be demolished, however, part of the footprint of the existing annex will form part of the footprint of house 2. The front elevation to the southernmost house (1) will be constructed approximately 17 metres forward of the front of the existing dwelling and 12 metres to the south of a new 2 metres high brick boundary wall separating the two plots. The new main 2 storey house will have 4 bedrooms and a footprint of approximately 150 square metres with a north-south main aspect. It will be constructed with a similar architectural style to the existing property with both angled and semi-circular two storey bay windows on the front elevation under a hipped plain clay tiled roof with a subservient hip above one of the bays. It will have an open canopy balcony on the front elevation above the front door and two chimneys. It is to be constructed in red bricks with elements to the bays in render and vertical tile hanging with further tile hanging to the east side elevation at first floor level. The windows are to be timber. The only windows in the side elevations at first floor level will be obscure glazed and serve a bathroom and en-suite. The rear elevation will be articulated with a projecting central two storey element under a subservient hipped roof. The design is reflective of the Art-Nouveau style of the existing property and as such it will appear very similar when viewed from Stokes Bay Road. A new detached brick built double garage under a hipped roof is to be built to the north east of the property adjacent to the garages serving 21 Ashburton Road. The garage will have a footprint of approximately 36 square metres. There will be space to park two additional cars on the driveway with a turning area in front of the property. The current level of hard surfacing and driveway has been reduced to provide greater green garden space. Residents and visitor cycle parking and storage are provided within and to the side of the garage.

The property to the rear house 2 will be separated from house 1 by approximately 15 metres and positioned in the north east corner of the site. The design of this property is deliberately subservient to the main house so that it could be considered to have once been an 'out building' that served the main house. It is to contain 3 bedrooms with a footprint of approximately 135 square metres and a west-east aspect. It is more linear in shape and articulated with lower hipped roofs with small dormer windows at first floor level within the roof slope. The front door is located in the north elevation of a frontage tower like element that contains the staircase. There is a single storey lower hipped roof element at the southern end of the building. It is also to be constructed in matching brick with tile hanging at first floor level and timber windows. A new detached brick built double garage under a hipped roof is to be positioned in the north west corner of the site adjacent to the 4 metre high conifer hedge. The garage will have a footprint of approximately 36 square metres. There will be space to park two additional cars on the driveway and a turning area is proposed. Residents and visitor cycle parking and storage are provided within and to the side of the garage.

The application is accompanied by a Design and Access Statement, Bio-Diversity Study and Flood Risk Assessment.

Relevant Planning History

K10158 - erection of boathouse and construction of vehicle access to Stokes Bay Road - permitted 16.10.79
K10864 - outline application - erection of single dwelling - refused 08.09.81 - appeal dismissed 25.01.82
K10864/3 - outline application - erection of detached dwelling and garage - refused 14.01.99 - appeal dismissed 29.04.99
K12032 - garage and entrance canopy - permitted 20.03.85
K12032/2 - installation of 3no. roof lights - permitted 29.03.93
K12032/3 - erection of single storey annex extension - permitted 01.03.94
K12032/4 - erection of first floor extension - permitted 23.02.94

K12032/5 - sub-division and alterations to existing house to form 2no. dwellings - the Plans Sub Committee resolved to grant planning permission subject to the satisfactory completion of a section 106 agreement on 26.06.95 - the agreement was not completed and the application was withdrawn 05.02.99

K12032/6 - erection of first floor bay window and rendering to existing bays - permitted 05.08.03

K12032/8 - current conservation area application by the same applicant for demolition of existing dwelling

Tree Preservation Order no. G25 - confirmed 06.10.82

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/DP3

Provision of Infrastructure, Services and Facilities

R/BH1

Development in Conservation Areas

R/H4

Housing Densities

R/T4

Off-site Transport Infrastructure

R/T11

Access and Parking

R/OS8

Recreational Space for New Residential Developments

R/OS13

Protection of Habitats Supporting Protected Species

R/DP1

General Standards of Development within the Urban Area

Consultations

The Gosport Society	No objection.
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)	No objection. The area of the site where the proposed dwellings are to be located is not in a flood zone. However, the applicant needs to give consideration to future possible flooding in the surrounding area in terms of access and egress to the site.
Building Control	Means of access for Fire Brigade to house 1 unacceptable, however, this can be overcome by the fitting of a sprinkler system.
Streetscene (Waste & Cleansing)	Adequate storage space for bins on site.

Streetscene (Parks & Horticulture)

No objection. Protected trees not affected.

Local Highway Authority

As the accesses are existing no objection to the proposal subject to a financial contribution towards transport infrastructure improvements and conditions relating to cycle parking provision and on site parking and turning provision for operatives' and construction vehicles during the construction period.

Response to Public Advertisement

2 letters of objection

Issues raised:-

- conflict with building line
- moving the building southward will impact on the outlook in a westerly direction from 17 Ashburton Road
- if permission is granted similar permission could be given to other neighbouring properties to redevelop further south
- Alvercliffe Drive is privately owned and there is no right of access for a new dwelling
- impact on badgers in the area
- impact on a rare orchid located on the site

Principal Issues

1. The application site is located within the Urban Area Boundary and consequently the principle of residential development is acceptable provided that the details accord with the relevant Policies of the Gosport Borough Local Plan Review. There is no rigid building line to properties in the immediate area and as such it is the acceptability of the relationship to neighbouring properties that has to be considered. Each planning application has to be considered on its merits and any future proposals for developments within neighbouring gardens would need to be considered in the light of relevant policies at the time. The two previous outline planning applications for the erection of a further dwelling on the site (K10864 and K10864/3) were both refused and dismissed on appeal. However, these developments related to the undeveloped lower part of the site adjoining Stokes Bay Road and were considered to be detrimental to the appearance and character of the undeveloped part of the Anglesey Conservation Area along the Stokes Bay Road section. The current proposal will not result in any built development on this lower undeveloped part of the site. Alvercliffe Drive is adopted public highway and the applicant has an easement to gain access to the site from this road. Whilst there may be badger activity in the area they are not present on the site. In addition, any examples of the rare orchid located on the site are within the lower garden area adjoining the northern boundary. The applicant is aware of his responsibilities under the relevant legislation in respect of the protection of habitats supporting protected species but these are not located within the proposed area of the development. Therefore the main issues in this case are the acceptability of the proposed density and design of the dwellings, whether the proposal will preserve or enhance the character and appearance of the Conservation Area, the impact on the amenities of nearby and prospective residents and highway safety and the provision for transport infrastructure, car and cycle parking, refuse storage facilities and open space.

2. The existing dwelling is relatively large and has been much extended and altered over the years and does not positively contribute to the character of the area. The proposal would result in a density of 5 dwellings per hectare (dph) which is a similar density to that of the surrounding development and acceptable in this sensitive location. It will result in the provision of a 3 and 4 bedroom dwelling where a 7 bedroom dwelling exists at present thereby providing an additional dwelling to assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The Government has recently amended the definition of previously developed land within Appendix B of Planning Policy Statement 3: Housing (PPS3) to exclude private residential

gardens. However, the proposed combined footprints of the replacement two dwellings and garages is only 177 square metres larger than that of the existing dwelling, which having an annex, effectively appears as two properties at present, on a site with an overall area of 4,330 square metres. The development will also take place on the currently developed upper level of the site. There will be no development on the lower part of the site adjoining Stokes Bay Road. House 2 will be positioned in a discreet location not readily visible from public view and will appear subservient to house 1 and have no detrimental impact on the character of this part of the Conservation Area. The proposal will retain significant areas of useable amenity space, with additional green garden area as a result of the removal of some of the existing hard surfacing within the site. In my opinion, therefore, the principle of the proposed development is acceptable in this particular case as it is not contrary to the revised guidance. The proposed form, mass and configuration of the new dwellings would not harm the character of the Conservation Area. The design is to a very high standard reflecting Art-Nouveau characteristics. This form of design is compatible with the mix of properties in the area. The mix of materials complements the existing house to be replaced and significant attempts have been made to diminish the visible impact of the dwellings in the use of materials and built form of the buildings. In conservation and design terms this development will enhance the character and appearance of the Conservation Area and is acceptable. The orientation and design of house 1 and the set back from Stokes Bay Road and the fact that the existing tree screening will be retained means there will be no harm to the character and appearance of this part of the Conservation Area. The proposal will not harm the protected trees on the site. Therefore the proposal complies with Policies R/DP1, R/H4 and R/BH1 of the Gosport Borough Local Plan Review.

3. Given the orientation of the site and the positioning of the proposed dwellings, the existing and proposed boundary treatment, intervening trees in neighbouring gardens and separation distances between the properties and its neighbours, there will be no significant loss of light or outlook. Due to the careful and detailed design of the dwellings relative to neighbouring properties and the use of obscure glazing and the existing and proposed boundary treatment there will be no loss of privacy or unacceptable overlooking of adjoining gardens. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of adjoining residents.

4. House 2 will have its own relatively large private fenced and walled garden area which will provide satisfactory amenity space commensurate with the size of the dwelling. In addition, expansive garden areas are to be retained for use by the occupiers of house 1. The site contains adequate space to provide storage facilities for refuse. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review and will not be detrimental to the amenities of its occupiers.

5. The proposal provides a double garage for each property and additional parking spaces and turning areas. This provision is considered acceptable for the size of the dwellings having regards to average car ownership within this Ward. Secure long stay cycle provision and short stay visitor cycle parking can be provided on the site to meet minimum requirements. The existing access arrangements to the site will not change as a result of this proposal. Given the fact that demolition is involved as well as construction works and Stokes Bay Road is a classified road it is important that operatives' and construction vehicles are able to park and turn on site. This can be achieved by condition to ensure the proposal will not be detrimental to highway safety. The proposal therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

6. The erection of an additional house on the site generates a requirement for additional outdoor playing space to meet the needs of prospective residents and will also increase trip generation to and from the site. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8, and payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Grant Permission

Subject to Section 106 agreement relating to

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

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations the development of one additional dwelling in this existing residential area is appropriate and will assist in providing a variety of residential accommodation to meet the housing needs of the Borough. The detailed design of the proposed dwellings is to a very high standard and is compatible with the mix of properties in this part of the Conservation Area and acceptable. They will enhance the character and appearance of the Conservation Area. The proposal will not have a detrimental impact on the amenities of neighbouring residents or prospective occupiers or the nearby habitat supporting protected species. Adequate provision is made for open space, transport infrastructure, car and cycle parking and refuse storage. As such the development complies with Policies R/DP1, R/DP3, R/BH1, R/H4, R/T4, R/T11, R/OS8 and R/OS13 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

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

- 2574-05, - 2574-12, - 2574-14, - 2574-15, - 2574-16 and - 2574-17.

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 existing house, annex and attached garage shown on the approved plan, shall be demolished and all resultant materials removed from the site once house 1 is substantially complete and before the commencement of the construction of house 2.

Reason - To ensure the satisfactory appearance of the area as a whole, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

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

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

5. Details of the lightweight steelwork, balcony and columns at a scale of 1:20 including colour details shall be submitted to, and approved by, the Local Planning Authority before works related to that part of the development commence. The development shall thereafter be carried out in accordance with the approved details before the development is first occupied.

Reason - Such details have yet to be submitted and to ensure that the external appearance of the development is satisfactory, 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 and turning of vehicles shall have been provided and these areas shall be surfaced and subsequently retained and kept available at all times for these purposes in accordance with a detailed scheme to be agreed in writing by the Local Planning Authority.

Reason - In the interests of highway safety and to ensure adequate car parking and turning 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 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 a scheme to be submitted to, and approved by, the Local Planning Authority before the development is first brought into use and thereafter retained.

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

9. Details of all new boundary treatment shall be submitted to, and approved by, the Local Planning Authority before works related to that part of the development commence. The development shall thereafter be carried out in accordance with the approved details before the development is first occupied.

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

10. Before development is commenced details of the provision to be made for the parking and turning on site of operatives' and construction vehicles during the construction period shall be submitted to, and approved by, the Local Planning Authority and fully implemented. Such measures shall be retained for the duration of the construction period.

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

11. No works with heavy machinery shall occur within the waterfowl over-wintering period of 1 October to 31 March inclusive. For the purposes of this condition heavy machinery includes 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.

are the contribution of the existing dwelling to the character of the area, its historic or architectural interest and if detailed proposals have been approved for the redevelopment of the site.

2. The existing building has undergone several contemporary changes that diminish its historical integrity. It is showing signs of its age and does not positively contribute to the character of the Conservation Area and is not of historic or architectural interest. For these reasons, the principle of demolition is acceptable. Whilst the building is of no special merit, it does occupy a prominent plot within the Conservation Area visible from Stokes Bay Road. Its demolition would therefore result in a significant and undesirable gap in the street scene if the site were left undeveloped. Detailed proposals have been submitted to redevelop the site under application K12032/7. The replacement buildings are appropriately designed and positioned within the site and would enhance the character and appearance of the Conservation Area. Therefore, subject to a condition requiring measures to be put in place to secure construction of the new buildings before demolition takes place, the proposal is acceptable and accords with Policy R/BH2 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Conservation Area Consent

Reasons for granting permission:

1. Having regard to Section 38(6) of the Planning and Compensation Act 2004 and all other material considerations, the building in its current condition has no historic or architectural merit and does not contribute to the character of the Conservation Area. Detailed proposals have been approved for the redevelopment of the site and conditions will require that measures are put in place to ensure construction of the new buildings before demolition of the existing buildings takes place. As such the proposal complies with Policy R/BH2 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

2. No works to demolish the existing building shall commence until measures have been put in place to secure the construction of the new buildings through the implementation of planning permission K12032/7.

Reason - To preserve the character and appearance of the Conservation Area and comply with Policy R/BH2 of the Gosport Borough Plan Review

ITEM NUMBER: 3.
APPLICATION NUMBER: K11377/5
APPLICANT: Mr Valler
DATE REGISTERED: 28.06.2010

**CONVERSION OF EXISTING ROOF VOID TO PROVIDE ONE BEDROOM FLAT FOR
EMPLOYEE/MANAGER OF AMUSEMENT ARCADE (CONSERVATION AREA)
5 Flower Buildings Marine Parade East Lee-On-The-Solent Hampshire PO13 9LB**

The Site and the proposal

The application site is located on the south-western side of Marine Parade East within the Lee-on-the-Solent Conservation Area and is within 50 metres of the Lee-on-the-Solent District Shopping Centre. The site is also on a bus route. The building is the original station building of the Lee-on-the-Solent Railway Company which commenced operation in 1894. It is part of a group of single storey buildings in commercial use known as Flower Buildings.

The building is set back from the seafront promenade adjacent to a public car park and to the south of Lee Tandoori Indian Restaurant. The current business operates as a seafront amusement arcade with games rooms and refreshment facilities.

This historic Railway Station, an important building within the Conservation Area, and one of the oldest buildings in the centre of the settlement, was built to a simple plain design. It consists of an approximately 4 metres high plain hipped clay tile roof and rendered elevations with classical pilasters and a simple cornice design. There is a flat roofed element to the south-east with a parapet and matching cornice detail and a further, lower, more recent, addition beyond this with a flat roof and tiled parapet. The later timber windows to the original part of the building and double entrance doors, one with side lights, are sympathetically proportioned with a vertical emphasis and ensure balanced facades. The building and its simple roof form is highly visible when travelling along Marine Parade in either direction or when walking along the promenade located adjacent to the beach.

The applicant wishes to provide the full time manager of the business residential accommodation at the site. The applicant has experienced high staff turnover in the past due to the hours that the business operates, 10.00am – 10.00pm, and is seeking to provide security for staff and facilitate the late hours of work.

The proposal is to provide a manager's office and one bedroom flat in the roof space. The entrance to the flat will be via a glazed aluminium door opening formed within a deepened existing window opening situated towards the north-eastern end of the main west elevation of the building facing the car park. There will also be a secondary access to the flat for the manager and staff from the arcade via the new internal staircase. It is proposed to light the accommodation by the insertion of 9 conservation style roof lights. The roof lights will be metal in a black finish. There will be 6 on the east roof slope in 2 groups of 3 and 3 on the south in a single group. This arrangement of roof lights differs from previous planning application, K11377/4, also for 9 conservation style roof lights, in that these were not positioned in groups but spaced along three of the roof slopes. There were 4 on the west, 2 on the south and 3 on the east roof slopes. Space is identified within the ground floor lobby for the storage of domestic and recycling wheeled bins. There is also space identified under the staircase for cycle storage.

Relevant Planning History

K11377/4 - conversion of existing roof void to provide one bedroom flat for employee/manager of amusement arcade - refused 13.10.09 for the following reasons:-

1. This is an important historic building which retains the simplicity of design and elevation treatment appropriate to its industrial character. The proposal to place 9 rooflights within the

roofscape and installation of a door would fundamentally change the appearance of this building so that it has a domestic character. It would therefore harm the special character of the building and the Conservation Area, contrary to Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review and the principles set out in the Lee-on-the-Solent Conservation Area Appraisal.

2. The proposed development does not make adequate provision for outdoor playing space, contrary to Policy R/OS8 of the Gosport Borough Local Plan Review.

3. The proposed development does not make adequate provision for transport infrastructure, services and facilities, contrary to Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

Relevant Policies

Gosport Borough Local Plan Review, 2006:

- R/DP1
General Standards of Development within the Urban Area
- R/DP3
Provision of Infrastructure, Services and Facilities
- R/BH1
Development in Conservation Areas
- R/CH1
Development within the Coastal Zone
- R/CF10
Protection of Existing Built Leisure Facilities
- R/T4
Off-site Transport Infrastructure
- R/T11
Access and Parking
- R/OS1
Development Outside of the Urban Area
- R/OS8
Recreational Space for New Residential Developments

Consultations

The Gosport Society	The proposal to insert roof lights and change one of the windows to a door will alter the appearance and character of the original railway station building and cause harm to the Conservation Area. The proposal is therefore contrary to Policy R/BH1 of the Gosport Borough Local Plan Review.
Building Control	Access for Fire Brigade satisfactory.
Streetscene (Waste & Cleansing)	Adequate space identified within the building for the storage of 2 wheeled bins which will require placing out on kerbside of Marine Parade for collection.
Local Highway Authority	The site has no vehicular access but is located next to a public car park. Adequate cycle parking is provided. No objection to the proposal provided the flat is tied to the amusement arcade use and transport infrastructure contributions are made.

Response to Public Advertisement

2 letters of objection

Issues raised:-

- the inclusion of any roof lights in the roof of this former railway station building will damage the original character of the building and Conservation Area
- the introduction of living accommodation will set a precedent for this side of the road
- the changes made do not overcome the reasons for refusal of previous application K11377/4

Principal Issues

1. The site is located outside of the Urban Area Boundary, however, the building exists and the proposal is to support the operation of an existing business. As such the proposal does not conflict with Policy R/OS1 of the Gosport Borough Local Plan Review. It is still necessary for the proposal to accord with the criteria contained in Policy R/DP1. It is also necessary to consider the acceptability of such a use within the Coastal Zone under Policy R/CH1. If a residential flat was considered to be acceptable in order to support the existing business, a condition to restrict its use to that of an employee/manager could be used to prevent a precedent in residential accommodation being permitted elsewhere outside of the Urban Area Boundary. Therefore the main issues in this case are whether the proposal is of an appropriate design and will preserve or enhance the character and appearance of the Conservation Area, the impact on the visual amenities of the area and the amenities of nearby residents and the provision of car and cycle parking, refuse storage facilities, open space and transport infrastructure.

2. This is an important historic building prominently located within a Conservation Area that retains the simplicity of design and elevation treatment appropriate to its historic character. The proposal to place roof lights, irrespective of their detailed design, within the roofscape would fundamentally change its 'industrial' and 'functional' character to a domestic design and would consequently harm the special character of the building and wider Conservation Area. The siting and proportion of the proposed single door on the west elevation also unbalances the existing façade by not respecting the overall proportions and design of this elevation. The proposal is therefore considered to be an inappropriate and unacceptable design detrimental to the visual amenities of the area and the character and appearance of the Conservation Area. The proposal does not overcome the previous design reason for refusal and is unacceptable as any windows installed in the roof would have a harmful effect on the special character of the building. As such, the proposal is contrary to Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review and Lee-on-the-Solent Conservation Area Appraisal.

3. Due to the location of the building and its orientation relative to residential properties located on the north-eastern side of Marine Parade East there will be no detrimental impact in terms of loss of light or privacy to nearby residents.

4. The site has no onsite parking provision but it is in an accessible location and situated adjacent to a public car park. There is also space within the building to make provision for secure cycle parking and a visitor cycle hoop or bracket could be attached to the building to comply with minimum standards. As such the proposal complies with Policy R/T11 of the Gosport Borough Local Plan Review. The area indicated for bin storage is adequate to meet the needs of the occupier of the flat with collection being made from Marine Parade East.

5. The conversion of the roof void to residential use generates a requirement for additional outdoor playing space to meet the needs of prospective residents and will also increase trip generation to and from the site. The applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of a commuted sum towards the provision and/or improvement of outdoor playing space, in accordance with Policy R/OS8, and payment of a sum towards transport infrastructure, in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review. Without this obligation the proposal is unacceptable.

RECOMMENDATION: Refuse

For the following reasons:-

1. This is an important historic building which retains the simplicity of design and elevation treatment appropriate to its industrial character. The proposal to place 9 roof lights in 3 groups of 3 roof lights within the roofscape and installation of a further single door would fundamentally change the appearance of this building so that it has a domestic character. It would therefore harm the special character of the building, the Conservation Area and visual amenities of the area, contrary to Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review and the principles set out in the Lee-on-the-Solent Conservation Area Appraisal.

Principal Issues

1. The main issue to be considered is the impact on the visual amenities of the area. The visual context of the site is that of a traffic island with existing street furniture including an existing mast, two street lights, a telegraph pole, a telephone kiosk and two mature trees. The mast has been designed to reflect that context and will not appear overly intrusive. Although it is taller than the existing mast, it sits appropriately in this context whereby surrounding buildings are taller and the trees will largely screen the mast on approach from the north west. The equipment cabinet is relatively small and set back from the pavement edge next to the raised beds for the trees and is similar to many structures which are commonly found in these roadside locations.
2. In support of this application for 'prior approval', information clarifying radio coverage has been provided to demonstrate the need for the installation. In accordance with the guidance set out in Planning Policy Guidance Note 8, an ICNIRP (confirmation by the International Commission on Non-Ionising Radiation Protection that the installation would comply with their guidelines) certificate has been provided to show that health and safety matters need not be considered by the Local Planning Authority.
3. In conclusion, it is considered that the proposed siting and appearance are acceptable and the proposal accords with policies R/DP1 and R/ENV13 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Raise No Objection

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 siting and appearance of the proposal are acceptable in this location in compliance with Policies R/DP1 and R/ENV13 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).