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7 February 2011

S U M M O N S

MEETING: Regulatory Board
DATE: 15 February 2011
TIME: 6.00pm
PLACE: Council Chamber
Democratic Services contact: Lisa Young

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE BOARD

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

Councillor CR Carter (Chairman)
Councillor Edwards (Vice Chairman)

Councillor Ms Ballard	Councillor Langdon
Councillor Geddes	Councillor Ronayne
Councillor Henshaw	Councillor Scard
Councillor Hylands	Councillor Wright

FIRE PRECAUTIONS

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

In the event of the fire alarm 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 18 JANUARY 2011.

4. DEPUTATIONS – STANDING ORDER 3.5

(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday, 11 February 2011. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Friday, 11 February 2011).

6. REPORTS OF THE BOROUGH SOLICITOR

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

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.

8. EXCLUSION OF THE PUBLIC

To consider the following motion:

Regulatory Board
15 February 2011

That in relation to the following item the public be excluded from the meeting, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during this item there would be disclosure to them of confidential information under Section 100 (3)(a) of the Local Government Act 1972.

**PART B ITEM
FOLLOWING THE EXCLUSION OF PRESS AND PUBLIC UNDER
THE CONFIDENTIAL INFORMATION PROVISIONS**

Item
No.
9.

Item

Planning Application relating to new plant facility at MoD establishment, Gosport	Not for publication by virtue of Section 100 (3)(a) of the Local Government Act 1972
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PART II
Contact Officer
Debbie Gore
Ext 5455

GOSPORT BOROUGH COUNCIL – REGULATORY BOARD

15th February 2011

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.

INDEX				
<u>Item</u>	<u>Page No</u>	<u>Appl. No.</u>	<u>Address</u>	<u>Recommendation</u>
01.	3-8	K15857/4	HMS Daedalus Lee-On-The-Solent Hampshire	Refuse
02.	9-17	K16713/8	Royal Clarence Yard Weevil Lane Gosport Hampshire	Grant Permission
03.	18-21	K16506/6	Christchurch Community Centre 3 Avenue Road Gosport Hampshire PO12 1JY	Grant Permission
04.	22-23	K17795/1	10, 12 & 14 St Marks Road Gosport Hampshire PO12 2DA	Grant Permission
05.	24-26	K17895	47 Redhouse Park Gardens Gosport Hampshire PO12 3EG	Grant Permission
06.	27-30	K9383/16	Huhtamaki (uk) Ltd Rowner Road Gosport Hampshire PO13 0PR	Grant Permission

ITEM NUMBER: 01.
APPLICATION NUMBER: K15857/4
APPLICANT: Secretary Of State For Defence
DATE REGISTERED: 20.10.2009

**RENEWAL OF PLANNING PERMISSION TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION OF PHASE 2 - OUTLINE APPLICATION - ERECTION OF 300 UNITS TO PROVIDE OFFICERS AND OTHER RANK MARRIED QUARTERS: PHASE 1 TO COMPRISE 148 UNITS AND PHASE 2 TO COMPRISE 152 UNITS (AREA 6) (as amended by plans received 12.07.02 and 28.01.03 and amended and amplified by letters dated 09.07.02, 29.07.02,11.12.02 and 24.01.03) HMS DAEDALUS, LEE-ON-THE-SOLENT HANTS (as amplified by letters dated 28.09.10 and 14.01.11)
HMS Daedalus Lee-On-The-Solent Hampshire**

The Site and the proposal

The application site is located in the south east corner of the former HMS Daedalus establishment. It is owned by the Ministry of Defence (MoD) and situated within the Urban Area Boundary. The site is mainly level and contains numerous areas of hardstandings, formerly access roads and bases to now demolished buildings. There are a number of trees within the north west corner of the site and along the southern boundary. The eastern part of the site contains 148 recently constructed 4 bedroom detached houses providing Service Family Accommodation. The site is accessed from Broom Way via Chark Lane and is located immediately to the north of a predominantly residential area on the north western edge of Lee-on-the-Solent. The site is bounded to the south by residential development in Manor Way and Milvil Road. To the west and north remains the remainder of the establishment and the airfield and the relatively new Driving Standard Agency Test Centre. Beyond the existing Service Family Accommodation to the east there are allotments owned by the Borough Council.

Outline planning consent was granted in October 2004 (with access being considered) following the completion of a Section 106 legal agreement covering such issues as affordable housing, open space contributions, education contributions and transport contributions for the erection of 300 residential units to provide officers and other ranks married quarters to be constructed in two phases. This application was supported by the following documents; Transport Assessment, Daedalus Development Strategy – Update and Interim Position Statement (July 2002), Sustainability Appraisal, Affordable Housing Implications Paper, Education Implications Paper, Housing Density Analysis and a Tree Survey.

A Details Pursuant application for Phase 1 comprising 148 four bedroom detached and link-detached dwellings with associated access roads, car parking, cycleways, amenity space including a LEAP, badger corridors and retained trees was approved in February 2005. This application was supported by a Bat and Badger Activity Survey.

This application is for a new planning permission to replace the existing Outline planning permission, in order to extend the time limit for implementation of Phase 2 of the development for the erection of 152 officers and other rank married quarters. No new supporting documents or plans have been submitted with the application. The applicant has stated that it is not the MoD's usual practice to build its own dwellings and that the procurement process can be prolonged and that it might be up to 2 years before a detailed planning application was submitted. As the decision to construct the dwellings has not yet been taken the applicant has asked that the granting of a 5 year consent be considered. The applicant has also acknowledged that the original Section 106 legal agreement requires amendment and updating in the light of policy changes since the grant of the Outline planning consent and has confirmed a willingness to enter a planning obligation under Section 106 relating to the relevant identified issues. The applicant has also confirmed the development will comprise a mix of 52 four bedroom properties and 100 three bedroom properties.

Relevant Planning History

K15857 - Outline application - erection of 300 units to provide officers and other rank married quarters Phase 1 to comprise 148 units and Phase 2 to comprise 152 units (Area 6) - permitted 26.10.04

K15857/2 - Details Pursuant to K15857 - erection of 148no. officers and other rank married quarters (Phase 1) - permitted 04.02.05

K15857/3 - installation of foul pumping station and 1.8 metre high perimeter fencing - permitted 31.05.05

Relevant Policies

Gosport Borough Local Plan Review, 2006:

R/H5

Affordable Housing

R/H9

Lifetime Homes

R/CF6

Provision of Educational Facilities

R/T2

New Development

R/T3

Internal Layout of Sites

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/OS14

Biodiversity Action Plans

R/ENV5

Contaminated Land

R/ENV14

Energy Conservation

R/DP1

General Standards of Development within the Urban Area

R/DP3

Provision of Infrastructure, Services and Facilities

R/DP4

Mixed-use Developments

R/EMP2

Land Allocated for Employment Use as Part of Mixed-Use Development

R/H3

Major Housing Proposals as Part of a Mixed Use Development

R/H4

Housing Densities

Local Development Framework – Daedalus Supplementary Planning Document Consultation Draft
January 2011

Consultations

County Education Office

The original Section 106 agreement relating to the development of the site has been reviewed and the financial contribution now

required would be £808,032. We would look to ensure that the Peel Common Schools (into which the Daedalus development may feed from September 2012 depending on the outcome of our consultation) have sufficient capacity for the expected numbers from the development and have the requisite specialist facilities required.

HCC Transport Development Control Section

No objection in principle to the proposal as the site will be able to accommodate adequate car parking provision and cycle parking provision to minimum requirements. We would look to see an updated Travel Plan submitted with any subsequent detailed proposal. The sum required to be paid towards transport infrastructure, services and facilities in the light of current Policies has been calculated to be £658,264.

Housing Services (Strategic)

The existing Section 106 Agreement sets out a requirement for affordable housing at 30% for the whole site where 25 units or more are not occupied by eligible persons. Housing needs analysis would suggest an acute need for family sized accommodation such as that proposed. Although not on this site, we are aware that within the Borough the MoD are looking to dispose of empty married quarters declared surplus to requirements. It is a reasonable assumption that if these properties are currently available and are not required by the MoD then there should be no reason that the current 40% affordable housing provision required under Policy R/H5 of the Gosport Borough Local Plan Review should not be forthcoming on this site.

Crime Prevention & Design

No objection.

Fareham LPA

No objection to the renewal of the outline planning permission for Phase 2 of this site subject to an assessment of the ecology of the site, in particular relating to bats and badgers. It is assumed that Gosport Borough Council will have regard to the development on a comprehensive basis with the rest of the Daedalus site in terms of assessing any impacts and that transport contributions will be sought under Hampshire County Council's Transport Contributions Policy.

Response to Public Advertisement

2 letters of objection
Issues raised:

- no main access to the site should be from Manor Way
- given financial constraints of the MoD hope the Phase 2 houses will not be built for a long time
- there are badgers in the area
- detailed plans when submitted should include strips of land to support wildlife
- impact on privacy
- there is too much traffic flowing through the area at present
- roads in the area should be upgraded before there is any further development

Principal Issues

1. The application site is allocated as a mixed use site under Policy R/DP4 of the Gosport Borough Local Plan Review. The main issues in this case are whether the proposal prejudices the employment led mixed use of the site, the acceptability of the proposed density, the impact on the amenities of existing and prospective residents, highway safety, contamination, biodiversity, nature conservation and trees, and the provision for transport infrastructure, education facilities, affordable housing and open space.

2. When the original Outline planning application was submitted in September 2001 the Council's Development Strategy for the Daedalus site sought redevelopment of the site for employment purposes. It was only following demonstration that there was an identified need for Service Family Accommodation on the site that the Council amended their original Development Strategy to make an exception to its requirement for employment uses on this part of the site. This was subsequently reflected in the draft Local Plan Review which re-emphasised the importance of an employment led mixed use development on the Daedalus site but recognised the demonstrated need for Service Family Accommodation. The Regulatory Board resolved to grant Outline planning consent in February 2003. The planning consent was issued in October 2004 once the Section 106 Agreement was completed. Since that time planning policy has moved on but at all times the Council has remained committed to an employment led regeneration of the Daedalus site and this is clearly set out in the adopted Local Plan Review (May 2006), and within the Local Development Framework, both within the emerging Core Strategy: Preferred Options (September 2009) and the draft Daedalus Supplementary Planning Document (SPD), January 2011. The draft SPD specifically seeks to ensure that the MoD has a genuine need for the further phase of Service Family Accommodation particularly in the light of the recent Defence Review. If there is no need for Service Family Accommodation the draft SPD indicates that alternative development options should be considered including the provision of employment floorspace. Whilst the applicant has provided some information about the need for Service Family Accommodation there is no clear evidence demonstrating that there is a need for and commitment to the delivery of additional Service Family Accommodation in the Borough and that this cannot be provided on any other site in the Borough. As such, in the absence of this evidence approving this application is premature and unacceptable as it would limit opportunities to identify alternative regeneration options for the whole of the Daedalus site which would have implications for the delivery of a comprehensive employment led mixed use scheme which meets the Council's objectives for the whole site. The proposal is therefore considered to be unacceptable and contrary to Policies R/DP1, R/DP4 and R/EMP2 of the Gosport Borough Local Plan Review and the draft Daedalus Supplementary Planning Document January 2011.

3. The site area of Phase 2 is 4.9 hectares and, as such, the density of the proposed development would be within the range of 30 to 50 dwellings per hectare referred to within Policy R/H4. Furthermore the mix of dwelling sizes would improve the mix of dwellings within the vicinity of the site. The proposal therefore complies with Policy R/H4 of the Gosport Borough Local Plan Review.

4. The site is of a size to be able to accommodate the number of dwellings proposed and a layout could be achieved that would protect the residential amenities of adjoining residents and prospective occupiers in compliance with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. The access to the site exists from Broom Way and will serve the new development and there are cycle links with the Phase 1 development. A road layout with suitable visibility splays and turning areas could be designed and space would be available to provide acceptable car parking facilities

for each property and short and long stay cycle storage facilities to minimum standards. I am satisfied the development could be implemented in a manner that will not have a detrimental impact on highway safety. The proposal therefore complies with Policies R/T2, R/T3 and R/T11 of the Gosport Borough Local Plan Review.

6. Given the previous use of the site it would be necessary for the developer to carry out an investigation to assess the degree of contamination of the site and to determine what mitigation measures are necessary to prevent pollution to groundwater and surface water and to treat, contain or control any contaminants. This could be ensured by the imposition of a condition. The proposal therefore complies with Policy R/ENV5 of the Gosport Borough Local Plan Review.

7. The site is capable of being developed to provide the number of dwellings proposed taking into account the retention of established trees within the final chosen layout as suggested by the originally submitted tree report. A further bat and badger survey would need to be undertaken at the detail stage to determine the necessary level of mitigation required with consideration of further wildlife corridors being incorporated into the layout of the development site. The overall landscaping of the site and corridors would enhance the ecological potential of the site and enhance local biodiversity. These matters can be controlled by condition. As such, the proposal complies with Policies R/DP1, R/OS13 and R/OS14 of the Gosport Borough Local Plan Review.

8. The erection of 152 dwellings on the site will increase trip generation to and from the site and results in transport infrastructure contributions being required in accordance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review. A development of this scale does generate a need for education contributions in accordance with Policies R/DP3 and R/CF6 of the Gosport Borough Local Plan Review. In terms of affordable housing it is accepted that the provision of housing for defence personnel is a specialised form of non-market provision. As such it would not be appropriate to seek affordable housing provision provided the dwellings remain occupied by defence personnel. However, although not on this site, we are aware that within the Borough the MoD are looking to dispose of empty Service Family Accommodation declared surplus to requirements. It is considered that if the properties on this site are not required by the MoD and subsequently released the current 40% affordable housing provision required under Policy R/H5 of the Gosport Borough Local Plan Review should be applied on this site. In addition, the erection of 152 dwellings generates a requirement for additional outdoor playing space to meet the needs of prospective residents. This can in part be provided on the site or be dealt with by way of a financial contribution towards the provision and/or improvement of outdoor playing space in accordance with Policy R/OS8 of the Gosport Borough Local Plan Review. Whilst the applicant has confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of the necessary commuted sums referred to above and to cover the matter of affordable housing, the obligation has not been completed. Without this obligation the proposal is unacceptable and contrary to Policies R/DP3, R/T4, R/CF6, R/H5 and R/OS8 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Refuse

For the following reasons:-

1. This is an important employment led mixed-use site identified under Policies R/DP4 and R/EMP2 of the Gosport Borough Local Plan Review. The proposal is considered to be premature and prejudicial to employment generation on the site. No evidence has been presented demonstrating that there is a need for and commitment to the delivery of Service Family Accommodation in the Borough and that this cannot be provided on any other site in the Borough. The development would limit opportunities to identify alternative regeneration options for the whole of the Daedalus site which would have implications for the delivery of a comprehensive employment led mixed-use scheme which meets the Council's economic objectives for the whole site. Therefore the proposal is unacceptable and contrary to Policies R/DP1, R/DP4 and R/EMP2 of the Gosport Borough Local Plan Review and the draft Daedalus Supplementary Planning Document January 2011.

2. 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.

3. The proposed development does not make adequate provision for educational facilities, contrary to Policies R/DP3 and R/CF6 of the Gosport Borough Local Plan Review.

4. The proposed development does not make adequate provision for affordable housing, contrary to Policy R/H5 of the Gosport Borough Local Plan Review.

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

ITEM NUMBER: 02.
APPLICATION NUMBER: K16713/8
APPLICANT: Miss Olivia Collett
DATE REGISTERED: 07.12.2010

ERECTION OF TWO STOREY BUILDING TO PROVIDE 3NO. TWO BEDROOM APARTMENTS (BLOCK F4) AND SINGLE STOREY BUILDING WITH ROOMS IN THE ROOF TO PROVIDE 15NO. TWO BEDROOM APARTMENTS (BLOCK NM4/5) (PARTIAL AMENDMENT TO K16713/1 AND K16713/3) (CONSERVATION AREA) (as amplified by plans received 28.01.11)
Royal Clarence Yard Weevil Lane Gosport Hampshire

The Site and the proposal

The application sites form part of the Royal Clarence Yard re-development on the eastern side of Weevil Lane. They are within the Royal Clarence Yard Conservation Area, near to a number of Grade II and Grade II* Listed Buildings. Portsmouth Harbour, a Special Protection Area (SPA) Ramsar Site and Site of Special Scientific Interest (SSSI), is to the east. The sites fall near to, but outside of, Flood Zones 2 and 3. Access to the site is from Mumby Road via Weevil Lane, an unadopted road which runs through the centre of the site.

The application is for revisions to the design and footprint of Block F4 and the design of Block NM4/5. The buildings were originally approved under detailed planning permission K16713/1, which was granted on appeal on 2 February 2006. K16713/1 was, itself, a revision to Outline consent, K15500, which was permitted by the Council in November 2001 and partly amended through a series of detailed permissions.

Block NM4/5 was originally approved as a long single storey building with rooms in the roof providing 16no. two bedroom dwellings. It forms part of Phase G of the Royal Clarence Yard redevelopment. Each dwelling was approved with its own small rear garden, enclosed at the rear by a high brick wall. The building is to be positioned within North Meadow with the ridge orientated north to south. It is approximately 69 metres long, 11 metres wide and 6 metres high. It contains 8 flat roof dormers in the western roofslope and 15 roof lights in the eastern elevation. Bicycle and refuse storage facilities for the block were approved under the original K16713/1 consent, but later amended by planning consent K16713/6. This permission approved the erection of central store for 71 x 1100 litre refuse bins and 112 bicycles spaces, as well as external bicycle stands. The facilities are already available and operational.

Block F4 forms part of a quadrangle of buildings (also comprising blocks F1, F2 and F3) and is sited to the south west of the Grade II* Listed Granary building. It was approved as part of Phase C of the Royal Clarence Yard redevelopment. Under the original consent, Block F4 was a large building comprising 31no. residential units. However, an amended application for the redevelopment of the central area of Royal Clarence Yard (K16713/3), amended the block to three smaller buildings, comprising a temporary central estate office (Use Class B1) and first floor flat, with bin and cycle store buildings either side. More recently, minor alterations to the design and internal layout of the building have been approved under non-material amendment application KN16713/3. The adjacent blocks, F1, F2 and F3 and the cycle parking and refuse storage facilities for Phase C are currently under construction and are nearing completion.

Under this latest application, it is proposed to amend the external elevations of Block NM4/5 and reduce the number of residential units from 16no. two bedroom dwellings to 15no. two bedroom dwellings. An additional dormer will be added to the western roofslope with alterations made to the window and door openings in both the front and rear elevations. The footprint of the building is unchanged. Like the previous approval, each unit will have its own rear garden, enclosed at the rear by a high brick wall.

It is proposed to increase the number of units within Block F4 from 2no. two bedroom flats, to 3no. two bedroom flats. The footprint will be amended, with the eastern elevation extended out by an additional 2.2 metres. Two protecting elements will be added to the side elevations. The side elevations, which, under the previous approval, were blank, have been redesigned to include 3 ground floor windows, entrance doors with porticos and first floor windows, serving bathrooms.

Plans have been submitted to show the proposed bicycle and refuse storage arrangements. Bicycle and bin storage for the residents of Block NM4/5 will be provided within the central bicycle and refuse store, as approved by consent K16713/6. Bin and bicycle storage for Block F4 will be provided in accordance with the details agreed under application K16713/3. Refuse collection is to be co-ordinated in accordance with the approved Waste Management Plan, which applies to the whole of the Royal Clarence Yard site. Vehicular parking is to be provided in accordance with the permit system approved as part of the latest Car Parking Management Plan (amended 19 September 2007), with spaces available in North Meadow and Flagstaff Green.

Both sites have already been the subject of comprehensive archaeological excavations and investigations which have been approved by the Local Planning Authority, in conjunction with Hampshire County Council's Senior Archaeologist. A Flood Risk Assessment and Drainage Strategy for the whole site have also been approved by the Local Planning Authority. Details of the hard and soft landscaping for Phase C have been approved by the Local Planning Authority and the implementation of this is controlled by condition. Issues relating to contamination have already been addressed through the approval of a Remediation Validation Report. A revised Car Parking Management Plan for the site, which increases the number of car parking spaces, has recently been submitted to the Local Planning Authority.

Relevant Planning History

K15500 - outline planning consent for 380 dwellings, 1620 sq m retail, 3520 sq m pub/restaurants, 3390 sq m leisure (inc. cinema), 9530 sq m office/workshop (B1) uses, 130 mooring berths with 1003 parking spaces - permitted 30.11.01

K16713/1 - mixed use development comprising 394 residential units, 516 sq m of offices/workshops (Class B1), 931 sq m retail/restaurants/public houses/cafes (Class A1, A2, A3, A4, A5), 682 sq m of cinema (Class D2), millennium promenade and related infrastructure (including access, car parking, landscaping, open space and flood defences) - granted on appeal 02.02.06

K16713/3 - erection of 140 dwellings with associated parking, refuse and cycle storage and estate office (partial amendment to K16713/1) - permitted 29.02.08

KN16713/3 - amendment to planning consent K16713/3 relating to the footprint, elevations and layout of Blocks C1 & C2, reducing the number of residential units from 79 to 78 and changing the temporary estate office (Block F4) from office and residential to residential only - permitted 05.03.10

K16713/6 - erection of building for central storage of refuse and cycles (revision to K16713/1) - permitted 03.07.08

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/BH3

Development Affecting Listed Buildings

R/BH8

Archaeology and Ancient Monuments

R/DP3

Provision of Infrastructure, Services and Facilities

R/DP4

Mixed-use Developments

R/CH1

Development within the Coastal Zone
R/T4
Off-site Transport Infrastructure
R/T11
Access and Parking
R/H5
Affordable Housing
R/OS8
Recreational Space for New Residential Developments
R/OS11
Protection of Areas of National Nature Conservation Importance
R/OS13
Protection of Habitats Supporting Protected Species
R/ENV2
River and Groundwater Protection
R/ENV3
Water Resources
R/ENV5
Contaminated Land

Planning Policy Statement 25 (PPS25): Development and Flood Risk

Consultations

English Heritage	No objection.
Society For The Protection Of Ancient Buildings	No response.
Twentieth Century Society	No response.
The Georgian Group	No response.
The Gosport Society	No objection.
Housing Services (Operational And Energy)	No comment.

Response to Public Advertisement

2 letters of objection
Issues raised:-

- there is already insufficient residential parking at Royal Clarence Yard and the proposed development will exacerbate this problem
- concerns regarding future parking fees
- the site is being developed without due regard to the interests of residents.

Principal Issues

1. The setting of parking fees is controlled by the management company and is not a planning consideration. Each application must be considered on its own merits, with the impact of a proposal on the amenities of residents a consideration in any decision. The principle of residential development in these locations has been established by planning consents K16713/1 and K16713/3. The amendments to Block F4 will result in the provision of an additional two bedroom flat. However, the proposed amendments to Block NM4/5 will result in the loss of a two bedroom unit. As such, the development will not affect the number or balance of residential units across the Royal Clarence Yard redevelopment site. The main issues in this case therefore, are the impact of the revised designs and footprint on the character and appearance of the Royal Clarence Yard

Conservation Area, the setting of the nearby Listed Buildings, residential amenity, archaeology, flooding, contamination, ecology, the SPA/Ramsar Site, the Site of Special Scientific Interest and whether appropriate provision has been made for vehicular and bicycle parking, refuse storage, landscaping, affordable housing, open space and improvements to highway/transport infrastructure.

2. The introduction of porticos and windows to the side elevations of Block F4 helps to add visual interest. The amendments to the footprint are located on the eastern, northern and southern sides of the building and do not therefore affect the siting of the building in relation to Salt Meat Lane. The development continues to respect the arrangement of the Ceremonial Gate at Flagstaff Green by retaining a central block, positioned between two complementary buildings. The ridge and parapet heights of both Block F4 and NM4/5 remain as previously approved and match those of the nearby Listed Buildings, thereby respecting their setting. The external elevations follow the detailing of the Listed Buildings evident elsewhere throughout the site and due to their siting in relation to adjacent buildings, the proposed developments will not prejudice important landward or seaward views. The provision of 1no. additional dormer window on the western elevation will neither individually, nor cumulatively with the other dormer windows on the rear of NM4/5, be detrimental to visual amenity or the profile of the roof. Details and particulars relating to materials and window and door design will be controlled by condition. It is important that the wall enclosing the gardens of NM4/5 reflects the appearance of the original wall that divided the north yard from the victualling yard and it is therefore proposed to control this matter by condition. Subject to the above conditions, and a condition to secure full details of the proposed hard and soft landscaping at Block NM4/5, the proposed development is acceptable in design terms. It will preserve the character and appearance of the Royal Clarence Yard Conservation Area and the setting of the nearby Listed Buildings. It therefore accords with Policies R/DP1, R/BH1, R/BH3 and R/CH1 of the Gosport Borough Local Plan Review.

3. The siting and external dimensions of Block NM4/5 are unchanged. The acceptability of the principle of dormer windows on the rear elevation was established under application K16713/1. The provision of one additional dormer will not increase the propensity for overlooking. The remaining alterations to this block are at ground floor level. As such, the proposed amendments to Block NM4/5 will not have a harmful affect on the amenities of existing or prospective residents. The amended footprint to Block F4 will result in the eastern elevation being sited 2.2 metres closer to the rear elevation of Block F1 than previously approved. However, a separation distance of over 40 metres is retained between the opposing elevations. The proposed side elevations, with their new window openings, will be sited over 16 metres from the northern and southern elevations of Blocks F2 and F3 respectively. These separations distances exceed the guideline distances set out within Appendix B of the Gosport Borough Local Plan Review and are acceptable. In light of this, and as the height of the buildings are unchanged, the development will not have detrimental impact on the amenities of the existing or prospective residents in terms of loss of light, outlook or privacy. It therefore accords with Policy R/DP1 of the Gosport Borough Local Plan Review.

4. The archaeological investigations and excavations of both sites have been completed and approved by the Local Planning Authority in consultation with Hampshire County Council's Senior Archaeologist. The approved Archaeological Management Plan (AMP) remains operational and is used to guide on-going working principles to enhance and augment the approved mitigation proposals. The AMP concludes that appropriate archaeological mitigation at Block NM4/5 would comprise the implementation of an archaeological watching brief during any stripping of and/or ground works. This work is intended to seek evidence of ephemeral surfaces and historic structures. The mitigation proposals remain appropriate and it is therefore proposed to attach a condition requiring the submission of a written scheme of investigation, outlining the mitigation measures required and how these will inform the requisite watching brief. Subject to this condition, the proposal complies with Policy R/BH8 of the Gosport Borough Local Plan Review.

5. A Flood Defence Strategy and Drainage Strategy for the different phases of Royal Clarence Yard redevelopment have been approved by the Local Planning Authority in consultation with the Environment Agency. The sea wall, approved under application K16713/1, is designed to protect the site from predicted flood levels, taking into account future rises in sea level. The proposed development does not result in an increase to the approved number of residential units and will not

therefore increase the number of people at risk from flooding. The approved Flood Risk Assessment acknowledges that the raising the floor levels of Block F4 to 4.3 AOD is an appropriate means of flood proofing, securing the safety of the development for its lifetime (2115), and this therefore shall be controlled by condition. Subject to this condition, the proposed development complies with Planning Policy Statement 25 (PPS25).

6. Contamination has been addressed through the approval of a Remediation Validation Report. Notwithstanding this, should contamination not previously found to be present at the site be identified, the approved method statement should be amended accordingly, and this matter shall therefore be controlled by condition. Infiltration of surface water drainage into the ground will not be permitted (other than where it has been demonstrated that there is no resultant unacceptable risk to controlled water) and it is proposed to attach a condition to control the method of piling and foundation design. Subject to the above conditions, the development complies with Policies R/ENV2 and R/ENV4 of the Gosport Borough Local Plan Review and

7. The boundaries of the Portsmouth Harbour SPA/Ramsar Site and SSSI are not contiguous with the application sites. There is no material change in the nature of the development and therefore there would be no additional impact on these designated areas. The sites do not provide habitat for protected species and the development therefore complies with Policies R/DP1, R/OS11 and ROS13 of the Gosport Borough Local Plan Review.

8. Parking is required to be provided in accordance with the approved Car Parking Management Plan (approved 29 February 2008) which includes provision for prospective residents of Blocks NM4/5 and F4. As the number of residential units is unchanged, there will be no increased demand for parking. Access is unchanged and the development will not therefore be detrimental to highway or pedestrian safety. It therefore accords with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review. Notwithstanding this, a condition is proposed to ensure that neither block is occupied until the measures to implement the Car Parking Management Plan for that phase of development have been introduced, in accordance with the agreed details. It should be noted that an application to amend the Car Parking Management Plan has been submitted to the Council, and if approved, its implementation would be controlled by condition.

9. Bicycle parking and refuse storage arrangements for Block NM4/5 will be provided within the central store, as approved under application K16713/6. Bicycle and bin storage for Block F4 will be provided in accordance with the details approved under application K16713/3. These facilities have adequate capacity to serve prospective residents. Waste collection will operate in accordance with the approved Waste Management Strategy (March 2005) which is applicable to the whole site and the Royal Clarence Yard redevelopment site. The proposal therefore complies with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

10. The hard and soft landscaping for Phase C (including Block F4) falls outside of the application boundary and will be implemented in accordance with the plans and 'Landscaping Materials Specification' approved as part of application K16713/3. As Block NM4/5 includes rear garden areas, complete with lawns and paving, conditions are proposed which will require the submission of further details, including samples, of the hard and soft landscaping for this aspect of the proposal. Subject to the above condition, the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.

11. The provision for affordable housing across the whole site has been established and secured through planning consent K16713/3 and this provision is unaffected by this latest proposal. As there is no increase to the approved number of residential units, the applicant is not required to make additional contributions towards open space and highway/transport infrastructure improvements. The proposal therefore complies with Policies R/H5, R/OS8, R/DP3 and R/T4 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 proposed development is acceptable. The site is allocated for residential use as part of a mixed use development and the revised design and layout of Blocks NM4/5 and F4 will preserve the character and appearance of the Royal Clarence Yard Conservation Area, and the setting of the nearby Listed Buildings. The development will not be detrimental to residential amenity, or the interests of archaeology, nature conservation, land contamination and the SPA/Ramsar Site. The development will not increase the risk of flooding and adequate provision has been made for vehicle and bicycle parking, refuse storage and landscaping. The proposal is not required to contribute toward affordable housing or make contributions towards open space and improvements to highway/transport infrastructure. The development therefore complies with Planning Policy Statement 25 (PPS25) and Policies R/DP1, R/BH1, R/BH3, R/BH8, R/DP3, R/DP4, R/CH1, R/T4, R/T10, R/T11, R/H3, R/H4, R/H5 R/OS8, R/OS11, R/OS13, ENV1, R/ENV2, R/ENV3, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

S690/P/F4/01, C690/F4+NM4_5/01, C690/P/NM4-5/05, S690/P/NM4-5/10, S690/P/NM4-5/11, S690/P/NM4-5/15, C690/P/NM4-5/05 Rev B and S690/P/F4/01 Rev A

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 development shall take place until details including samples of all external facing, roofing materials and rainwater goods for each building have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure the appearance of the buildings preserve the character and appearance of the Royal Clarence Yard Conservation Area and the setting of the adjacent Listed Buildings and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

4. No development shall take place until details of all new windows, doors, rooflights and porticos including horizontal and vertical sections and elevations at a scale of 1:10 and glazing bar details at a scale of 1:1 for each building have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure the appearance of the buildings preserve the character and appearance of the Royal Clarence Yard Conservation Area and the setting of the adjacent Listed Buildings and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

5. No development shall take place until details of any lintels, cills, cornices, coping and string courses including horizontal and vertical sections and elevations at a scale of 1:10 for each building have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure the appearance of the buildings preserve the character and appearance of the Royal Clarence Yard Conservation Area and the setting of the adjacent Listed Buildings and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

6. No development relating to the Block NM4/5 building hereby approved shall take place until details of the proposed boundary wall and gates, including material samples, elevations at a scale of 1:20, and the method of hanging the gates to the piers have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason - Such details have yet to be submitted and to ensure the appearance of the development preserves the character and appearance of the Royal Clarence Yard Conservation Area and the setting of the adjacent Listed Buildings and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

7. No development relating to the Block NM4/5 building hereby approved shall take place until full details of the hard landscaping works associated with this building have been submitted to and approved, in writing, by the Local Planning Authority. These details shall include hard surfacing materials and boundary treatments between gardens. The development shall be implemented in accordance with the approved details.

Reason - In the interests of amenity and the character and appearance of the Royal Clarence Yard Conservation Area and to ensure that adequate visitor cycle and refuse storage is provided, and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

8. No development shall take place until full details of the soft landscaping works associated with Block NM4/5 have been submitted to and approved, in writing, by the Local Planning Authority. These details should include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes, the proposed number/densities and an implementation programme.

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

9. The approved soft landscaping scheme shall be completed within six months from the completion of the building of Block NM4/5, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

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

10. No development relating to the Block F4 building hereby approved shall commence until details of the flood proofing measures to be incorporated into the design of the ground floor, including finished floor levels set to a height of 4.3 AOD, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter.

Reason - Such details have yet to be submitted and to reduce the damage caused by flooding should design flood events be exceeded and to comply with Planning Policy Statement 25 (PPS25).

11. Before the Block F4 building hereby approved is first brought into use the approved cycle parking and refuse storage facilities for that phase of development shall be provided in accordance with drawing no. S690/P/F4/01 Rev A and thereafter retained.

Reason - In order to ensure that adequate cycle parking and refuse storage is provided and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

12. Before the Block NM4/5 building hereby approved is first brought into use the cycle and refuse storage facilities for that phase of development shall be made available in accordance with drawing no. C690/P/NM4-5/05 Rev B and retained at all times hereafter for the purpose of bicycle and refuse storage, unless otherwise agreed in writing with the Local Planning Authority.

Reason - In order to ensure that adequate cycle parking and refuse storage is provided and to comply with Policies R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

13. The buildings hereby permitted shall not be brought into use until the measures to implement the approved Car Parking Management Plan for the related phase of development have been introduced and those measures shall be subsequently retained as approved.

Reason - In the interests of amenity and to ensure adequate car parking facilities are available and to comply with Policy R/DP1 and R/T11 of the Gosport Borough Local Plan Review.

14. No development approved by this planning permission shall be commenced until details for the surface water drainage have been submitted and approved, in writing, by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure protection of controlled waters and to comply with Policy R/ENV2 of the Gosport Borough Local Plan Review.

15. 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 ensure protection of controlled waters and to comply with Policy R/ENV2 of the Gosport Borough Local Plan Review.

16. No excavation works whatsoever shall take place within the hatched area on drawing no. C90/F4+NM4_5/01 unless in the presence of an Archaeologist nominated by the developer and approved, in writing, by the Local Planning Authority.

Reason - To ensure that a suitable archaeological watching brief is undertaken to observe and record archaeological evidence and to comply with Policy R/BH8 of the Gosport Borough Local Plan Review.

17. Piling or any other foundation designs using penetrative methods will not be 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 groundwater.

Reason - To ensure protection of controlled waters and to comply with Policy R/ENV2 of the Gosport Borough Local Plan Review.

18. No development shall commence until a scheme for the method of working and construction has been submitted to and approved, in writing, by the Local Planning Authority.

Reason - To ensure protection of controlled waters and to comply with Policy R/ENV2 of the Gosport Borough Local Plan Review.

19. If during development contamination not previously identified is not 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 for, an amendment to the method Statement detailing how the unsuspected contamination may be dealt with.

Reason - In order to ensure the protection of controlled waters and to comply with Policy R/ENV2.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no alteration or addition to the roofs permitted by Class B of Schedule 2, Part 1, shall be permitted on the buildings hereby approved without the prior consent, in writing, of the Local Planning Authority.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area and the setting of the nearby Listed Buildings, and to comply with Policies R/DP1, R/BH1 and R/BH3 of the Gosport Borough Local Plan Review.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no alteration, building

or structure permitted by Classes A or E of Schedule 2, Part 1, shall be installed or erected at the NM4/5 building hereby approved without the prior consent, in writing, of the Local Planning Authority.

Reason - In order to ensure a suitably sized garden is retained for the occupants of these dwellings and to accord with Policy R/DP1 of the Gosport Borough Local Plan Review.

ITEM NUMBER: 03.
APPLICATION NUMBER: K16506/6
APPLICANT: Mr Richard Lundbech
DATE REGISTERED: 22.12.2010

**CONVERSION OF ROOF SPACE TO FORM 1NO. TWO BEDROOM FLAT AND
INSTALLATION OF 8 ROOFLIGHTS (CONSERVATION AREA) (as amended by plans
received 21.01.11)**

Christchurch Community Centre 3 Avenue Road Gosport Hampshire PO12 1JY

The Site and the proposal

The application site is located immediately to the north of the Christ Church in Stoke Road and falls within the defined Stoke Road Principal Shopping Area and Conservation Area. The site was formerly occupied by a brick built community hall, constructed in 1906 and used in association with the adjoining church. The site is now occupied by a recently completed 4-storey block of 6 flats with a reprovided community hall at ground floor. The building incorporates a pitched roof with a single rooflight facing onto Avenue Road which is used for ventilation of the stairwell.

To the north of the site is a terrace of two storey dwellings. The side elevation of the two storey rear addition on the adjacent dwelling, number 5 Avenue Road, contains an obscure glazed bathroom window at first floor level. There is also a bedroom window at first floor level in the main rear elevation of the property. Numbers 2 and 4 Queens Road, located immediately to the rear of the site, are three storey houses. Both properties have been extended to the rear at ground and first floor level, but there are no windows in these additions facing onto the application site. The properties from 6 Queens Road northwards are two storey terraced houses also with single and two storey additions at the rear. On the opposite side of Avenue Road, is Cray House, a three and five storey building which has been converted to flats. Cray House has a ramp to a basement car park opposite the application site. There are existing double yellow lines at the junction of Avenue Road with Stoke Road, and a restriction at the entrance to the Cray House car park, but parking in Avenue Road is primarily unrestricted.

The application is for the conversion of the existing roofspace to provide a 2 bedroom flat. Access to the flat would be via the communal hall and stairwell that serves the existing properties. The proposal includes the provision of 8 rooflights, 4 on each of the north and south elevations. The rooflights are to be Conservation style to minimise the amount of projection beyond the roof plane. No other external changes are proposed. Cycle and refuse storage would be provided within the existing ground floor communal stores, following some minor internal alterations to increase capacity and accessibility. No car parking exists on the site or is proposed.

Relevant Planning History

K16506/1 - erection of four storey building to include ground floor community centre and 6no. two bedroomed flats - Withdrawn 30.05.06.

K16506/2 - Conservation Area Application - demolition of existing church community centre - Withdrawn 30.05.06.

K16506/3 - Erection of four storey building to include ground floor community centre and 6no two bedroomed flats (Conservation Area) - Permitted 13.10.06.

K16506/4 - Conservation Area application - demolition of existing church community centre - Permitted 17.10.06.

K16506/5 - Retention of four storey building to include ground floor community centre 6 no. two bedroomed flats with amendment to include 9no roof lights and alteration to window header on east elevation (amended scheme to K16506/3) - Withdrawn - 06.04.10

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/T4
Off-site Transport Infrastructure
R/T11
Access and Parking
R/OS8
Recreational Space for New Residential Developments
R/DP3
Provision of Infrastructure, Services and Facilities

Consultations

The Gosport Society	No objection.
Building Control	Means of escape is unacceptable from Building Regulations perspective.
Streetscene (Waste & Cleansing)	Requirement for a further 1 x 240 litre domestic and 1 x 240 recycling bin within the existing store. Revised plans indicate capacity within existing store to achieve requirements.
Local Highway Authority	No objection. The site is in an accessible location and therefore no off-street parking provision is acceptable. Pedestrian access and cycle parking provided and are considered acceptable. Transport contribution required.

Response to Public Advertisement

3 letters of objection

Issues raised:-

- insufficient parking
- resultant parking creates a highway danger
- blocking of access into Cray House car park

Principal Issues

1. The principle of residential development on the site was established through the granting of planning permission reference K16506/3. At that time issues such as highway safety, the scale and massing of the building and possible impacts on neighbouring properties were considered in relation to the six flats and community centre proposed. The main issues for consideration are therefore whether the additional unit and rooflights would have a detrimental impact on the amenities of neighbouring properties and highway safety and if the proposals would preserve or enhance the character and appearance of the Stoke Road Conservation Area.

2. There are no residential properties to the south and therefore the only views to adjoining properties from the proposed flat would be to the north. The possible views from the windows would be limited and would not be directly into adjoining windows due to the height of the building and the angle of the roofslope. Any views into neighbouring gardens would be at a distance in excess of 20 metres and would be into spaces already overlooked by other properties. Therefore the proposal would not have a detrimental impact on the privacy of the neighbouring occupiers.

The overall space within the flat is considered to provide a level of accommodation that would ensure appropriate living conditions for the future occupiers of the unit. Therefore the proposal is considered to comply with Policy R/DP1.

3. The rooflights are situated within the side elevations and would not be of significant size when viewed against the roofplane. Provided they are of a Conservation style, which would be secured by condition, they would not have a detrimental impact upon the appearance of the building. The introduction of an additional unit would only result in a limited increase in activity and, being a residential use, is appropriate in this location. Overall the proposals would preserve the character and appearance of the Stoke Road Conservation Area in accordance with Policy R/BH1.

4. The site has been redeveloped for residential and community purposes without the provision of off-street parking and the footprint of the building does not allow for any provision in this case. It is located in a highly accessible location, being on a main bus route and close to the Town Centre. Having regard to this very accessible location and taking account of additional likely demand, it is acceptable to allow this additional flat without requiring the provision of any of-street parking, which is consistent with previous planning decisions for this site and would accord with Policy R/T11. The objections relate primarily to parking within Avenue Road and the existing situation. As noted above, whilst there are parking restrictions at its junction with Stoke Road and across the access to the car park under Cray House, the remainder of Avenue Road, including the area directly opposite the access, is unrestricted. Whilst the concerns relating to highway safety are a material consideration, 1 additional flat in this building is not considered to have an unacceptable impact and would not warrant the provision of measures to address the existing parking situation within Avenue Road. Any obstruction to the access to Cray House is a private legal matter.

5. There is sufficient capacity within the cycle store to accommodate an additional storage unit for the proposed flat. The plans also identify some minor reconfiguration of the existing refuse store to accommodate the required bins for the additional flat. Subject to the imposition of conditions to secure these alterations and to provide and retain the storage required, the proposals would comply with Policies R/DP1 and R/T11. The issue relating to means of escape would be dealt with under the Building Regulations.

6. The applicant has also confirmed a willingness to enter a planning obligation under Section 106 relating to the payment of commuted sums towards the provision and/or improvement of outdoor playing space, and for transport improvements in accordance with Policies R/OS8, R/DP3 and R/T4 of the Gosport Borough Local Plan Review for the one additional flat proposed. 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 proposal is acceptable in this location and would preserve the character and appearance of the Stoke Road Conservation Area. The proposal would not be harmful to the character or visual appearance of the area, or the amenities of existing or prospective occupiers, or highway safety and also makes provision for outdoor playing space and transport infrastructure improvements. As such, the development complies with Policies R/DP1, R/DP3, R/BH1, R/T4, R/T11, and R/OS8 of the Gosport Borough Local Plan Review.

Subject to the following conditions:-

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 10-72-A101 A; 10-72-A100 A; 10-72-A102.

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 flat, hereby permitted, shall not be occupied until the Conservation style rooflights have been installed in accordance with details to be submitted to and approved, in writing, by the Local Planning Authority.

Reason - To ensure that the external appearance of the development is satisfactory and to preserve the character and appearance of the Stoke Road Conservation Area and to comply with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.

4. Before the flat, hereby permitted, is first occupied, the additional facilities shown on the approved plan for the storage of cycles shall be provided and thereafter retained.

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

5. Before the flat, hereby permitted, is first occupied, the additional facilities for the storage of refuse and recyclables as shown on the approved plan shall be provided and thereafter retained.

Reason - In order to ensure that adequate refuse storage is provided in compliance with Policy R/DP1 of the Gosport Borough Local Plan Review.

Principal Issues

1. The main issues in this case are the acceptability of the design of the proposed railings, whether they preserve or enhance the character and appearance of the Anglesey Conservation Area, and their impact on the amenities of adjacent occupiers and highway and pedestrian safety.
2. The reinstatement of the boundary railings will enhance the historic and architectural character and appearance of the dwellings. The railings are appropriate to their setting and have been designed to reflect the traditional appearance of the historic railings found elsewhere within St Marks Road. The development will therefore enhance the character and appearance of the Anglesey Conservation Area in accordance with Policies R/DP1 and R/BH1 of the Gosport Borough Local Plan Review.
3. Given the minor nature of the proposed works and the limited height of the proposed railings, the development will not harm the living conditions of any adjoining residents, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.
4. The proposal, by reason of its design and siting will not be detrimental to highway or pedestrian safety. It therefore complies with Policy R/T11 of the Gosport Borough Local Plan Review.

RECOMMENDATION: Grant Permission

Reasons for granting permission:

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the proposed development is acceptable. It will enhance the character and appearance of the Anglesey Conservation Area and will not have an adverse impact on the amenities of neighbouring occupiers or highway or pedestrian safety. As such the development complies with Policies R/DP1, R/BH1 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, Plan 2, Plan 3, Plan 4, Plan 5 and the details contained within the Access Statement received 07.01.11

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.

ITEM NUMBER: 05.
APPLICATION NUMBER: K17895
APPLICANT: Mr & Mrs C Martin
DATE REGISTERED: 11.01.2011

ERECTION OF TWO STOREY SIDE EXTENSION AND DETACHED DOUBLE GARAGE
(as amplified by photographs and plan received 21.01.11)
47 Redhouse Park Gardens Gosport Hampshire PO12 3EG

The Site and the proposal

The application property is an end of terrace two storey dwelling of brick construction under a pitched tiled roof. The house is located within an established residential area at the eastern section of the Redhouse Park Gardens cul-de-sac. The site is approximately 33 metres long and approximately 12 metres deep and bounded by a combination of 2 metre high fencing, 3 metre high hedges and coniferous trees on the eastern boundary and a combination of 2 metre high fencing and hedging on the northern boundary. To the front of the house is a parking area and shared driveway leading onto the highway. To the south is the rear garden of an adjacent property which is located approximately 14 metres away and at a 90° angle to the application property, similarly there is a house approximately 17 metres to the north. To the south east, beyond an unadopted footpath, there is a further two storey dwelling.

It is proposed to erect a two storey side extension on the eastern elevation of the house and a detached double garage to the front of the property. The side extension will be located 1.1 metres from the boundary with the existing footpath at its closest point and will have a pitched roof with a matching eaves height of 5.2 metres and an overall height of 7.1 metres. It will project 2.8 metres from the side elevation and be 8 metres deep. It will be set back from the front elevation by 0.4m, have an overall height that is 0.3 metres lower than the roof of the original house and will not project rearwards of the existing rear elevation. The extension will be built of matching materials and on the ground floor there will be a window in the front elevation, two windows in the side elevation and a pair of double doors in the rear. At first floor level there will be an obscure glazed window in each of the front and side elevations and a window in the rear elevation.

The proposed garage will be located in the north-eastern corner of the application site, adjacent to the boundaries with the footpath and the adjacent house to the north, number 45 Redhouse Park Gardens. It will be 5.9 metres wide, 5.5 metres deep and have a pitched roof with an eaves height of 2.6 metres and an overall height of 4 metres. There will be an up and over garage door in the western elevation facing the highway and a window and door in the southern elevation. It will be built of materials to match those of the main dwelling. Parking will remain available to the front of the garage and in front of the dwelling.

The erection of the garage will necessitate the removal of 8 fir trees that are approximately 6 metres in height and form part of the eastern boundary treatment.

An amended plan and photographs have been submitted to provide greater detail of the trees to be removed and to clarify the existing layout of the parking and turning area in front of the property.

Relevant Planning History

Nil

Relevant Policies

Gosport Borough Local Plan Review, 2006:
R/DP1
General Standards of Development within the Urban Area
R/T11

Access and Parking

Consultations

Streetscene (Parks & Horticulture)	The trees identified for removal as part of this development are firs (coniferous). We would not consider these species worthy of protection or retention.
Local Highway Authority	Access off the existing turning area is satisfactory. Parking is adequate.

Response to Public Advertisement

Nil

Principal Issues

1. The main issues in this case are the acceptability of the design of the extension and garage and the impact on the visual amenity of the locality and the amenities of the occupiers of the adjoining dwellings and highway and pedestrian safety.
2. The proposed extension has a simple design and is in keeping with the design of the original dwelling. It will be subservient to the existing house and the reduced height of the roof reduces the overall mass of the addition. Although the garage will form an additional feature in the streetscene, it is not considered to be inappropriate given its location in the corner of the plot and its shallow roof in conjunction with the adjacent boundary treatments. The form of the garage and the use of matching materials ensure that it is of a compatible and acceptable design. The trees to be removed are coniferous firs, and, as such, are not worthy of protection or retention, and, moreover, the removal of the trees will enhance the amenity of the area. The proposals will therefore 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. As the two storey extension is to be placed on the eastern side of the dwelling there will be no adverse impact upon the amenities of the occupiers of number 49. With regard to the adjacent house to the south west, number 77, the two storey extension will not increase the propensity to overlook the rear garden of this dwelling over and above that which currently exists, particularly given the orientation of the properties and their respective boundaries. The property to the north, number 45, has only an obscure glazed first floor window in the side elevation facing the application site. The house to the east, beyond the footpath, number 8 Roberts Road, has no openings in the side elevation facing the application site and the windows in the rear elevation are at an oblique angle to the windows in the first floor rear window in the extension. Therefore, given the above, and the use of obscure glazing in the first floor south and east elevations of the proposed extension and the separation distances between the properties and the retention of the intervening boundary treatments, it is considered that there will not be a harmful impact on the living conditions of the adjacent occupiers in terms of loss of privacy. Furthermore, given the location and scale of the extension and garage and the intervening boundary treatments, the fact that the proposed side addition is only 2.8 metres wide and is adjacent to a footpath and the position, orientation and relationships between the adjacent properties, in particular the separation distances of the houses to the south east and south west being in excess of 12.5 metres, it is considered that there will not be an unacceptable impact on the adjoining occupiers in terms of loss of light or outlook. As such the proposal complies with Policy R/DP1 of the Gosport Borough Local Plan Review.
4. The access to and from the site is adequate and the garage will be sited approximately 10 metres back from the western edge of the application site and approximately 20 metres from the adopted highway. This is sufficient to ensure that there is no impact on the existing parking arrangements on the site, thus ensuring there is adequate parking provision and that the garage

door can be opened without it overhanging or obstructing the public highway. As such, the development will not be detrimental to 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 development as proposed is acceptable in this location. It is acceptable in design terms and will not have a harmful impact on the amenities of the occupiers of the neighbouring properties or highway and pedestrian safety and, as such, complies with Policies R/DP1 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:

Drg no 01, Drg 02B and Drg 03B.

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: 06.
APPLICATION NUMBER: K9383/16
APPLICANT: Mr G Wilkins
DATE REGISTERED: 16.12.2010

CONSTRUCTION OF NEW PARKING AREA FOR 17NO. CARS, WIDENING OF EXISTING ACCESS ROAD AND PROVISION OF NEW FOOTPATH (as amended by plans received 02.02.11)
Huhtamaki (uk) Ltd Rowner Road Gosport Hampshire PO13 0PR

The Site and the proposal

The Huhtamaki site is located on the northern side of Rowner Road, to the west of the roundabout with Fareham Road. The site comprises a large warehouse building (approximately 140m x 120m) used for the manufacturing of paper cups and associated storage facilities and is within a defined Employment Site as set out within the Gosport Borough Local Plan Review. To the east is a landscaped bund, designated as Open Space on the Proposals Map of the Gosport Borough Local Plan Review for its amenity value. The bund is heavily vegetated on its southern and eastern sides, where it fronts Rowner Road and Fareham Road. Smaller trees align the western edge of the bund, adjacent to the internal access road serving the warehouse at the Huhtamaki site.

There is a small single storey building, positioned centrally within the site, which is used for CCTV surveillance. Access to the site is via Rowner Road and is shared with the users of the Brune Medical Centre and the recently constructed 86 bedroom care home, to the west. The site has its own road network to facilitate the internal circulation of vehicles, including articulated lorries. There are 2no. vehicular barriers at the site which control access into and out of the main warehouse facility. There is an extant consent for the erection of an additional warehouse at the northern end of the site (K9383/14).

The Brune Medical Centre is a two storey building which was approved under application K17094 on 24.10.06. It is served by 48no. car parking spaces. The nursing home, which was approved under application K17740 on 02.04.08, is a three storey building with 27no. car parking spaces. This permission included consent for the erection of a second three storey, health related office building, positioned immediately to the south of Brune Medical Centre and adjacent to the Rowner Road frontage. However, the consent has subsequently been amended through approval of application K17440/1 on 11.09.08, and permission has now been granted for the erection of a second, three storey, 32 bedroom, nursing home, served by 12 car parking spaces, to replace the previously consented office building. The consent has not been implemented, but remains extant.

Although the parking provision for the second nursing home has been approved under application K17440/1, the applicant considers that this development and the Huhtamaki site would benefit from additional car parking. The applicant therefore proposes to construct 17no. new parking spaces, positioned centrally within the Huhtamaki site. 13no. of the spaces would be made available for use by the nursing home approved under K17740/1 to complement their approved parking allocation. The remaining 4no. spaces would be available for use by visitors to the CCTV centre. The 17no. spaces would be positioned on land currently comprising a grass verge. Their construction would necessitate the repositioning of an entrance barrier.

In addition, part of the existing, internal road is to be widened in order to create a lay-by for lorries and vehicles as they await entry to the warehouse, via a barrier controlled entrance. A footpath will be constructed adjacent to the lay-by in order to provide pedestrian access into the site. At present, pedestrians are required to walk in the road. The new lay-by and footpath will, in part, encroach upon the defined Open Space and their construction will require the removal of a single tree. The tree is approximately 5 metres high and is not protected. The road will also be widened slightly on its western side, to reduce the severity of left hand bend and improve access for larger vehicles.

Amended plans have been submitted showing the location of the tree to be felled.

Relevant Planning History

K9383/14 - erection of warehouse providing additional storage - permitted 19.06. 08

K17094 - erection of two storey health centre building (including pharmacy) with associated access road and car parking (adjacent Huhtamaki site) - permitted 24.10. 06

K17440 - erection of 3 storey nursing home and 3 storey health related office building with associated access and parking (adjacent to Huhtamaki site) - permitted 02.04.08

K17440/1 - erection of 3 storey 32 bedroom nursing home with ancillary accommodation (adjacent to Huhtamaki site) - permitted 11.09.08

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

R/OS13

Protection of Habitats Supporting Protected Species

R/ENV4

Treatment of Foul Sewage and Disposal of Surface Water

R/ENV10

Noise Pollution

R/ENV12

Air Quality

R/T11

Access and Parking

Planning Policy Statement 25 (PPS25): Development and Flood Risk

Consultations

Local Highway Authority

No objection.

Response to Public Advertisement

1 letter of observation

Issues raised:-

- suitable hoarding should be erected during construction works to lessen the impact of dust and noise on the neighbouring doctors' consultation rooms.

Principal Issues

1. The provision of measures to protect the amenity of adjoining occupiers during construction will be dealt with by planning condition. The main issues in this case therefore are the acceptability of the development in terms its impact on the amenity value of the Open Space, the visual amenity of the locality, biodiversity, parking and access, highway and pedestrian safety, and whether suitable provision has been made for surface water run-off.

2. The proposed development would result in the loss of a small section of the defined Open Space. However, this is a very small proportion of the overall designation and it will not be noticeable from outside of the application site. A large area of landscape planting will be retained and the proposal will not affect the function of the Open Space which visually separates the industrial site from the public highway. The tree to be removed does not make a positive contribution to the character and appearance of the area. It is not easily visible from the public view and in light of the numerous other trees fronting the public highway, its removal will not be detrimental to the visual amenity of the locality. Although the provision of the 17no. parking spaces

will result in the loss of part of the grass verge at the centre of the site, a large proportion of the verge, including all its associated trees, will be retained. The additional areas of concrete/tarmac are small in comparison to the site area as a whole and are acceptable within this established industrial location. On balance, the proposed development will not harm the amenity value of the Open Space, and the provision a formal pathway on its western edge will contribute to its overall quality. It will not detract from the visual amenity of the locality and as the landscaped areas do not provide habitat for protected species, the proposal will not harm the interests of nature conservation. The development therefore complies with Policies R/DP1, R/OS4 and R/OS13 of the Gosport Borough Local Plan Review.

3. The development will not increase the number of vehicular movements into and out of the site. The proposed spaces are of adequate size to allow safe and convenient entry and egress. The additional parking spaces and proposed lay-by will reduce the requirement for vehicles to park/wait on the internal road system as they await entry into the warehouse area, thereby reducing the likelihood of congestion, improving highway and pedestrian safety. The proposed footpath will allow for safer, more convenient pedestrian access into the Huhtamaki site. It will provide a clear demarcation between pedestrian and vehicular surfaces, thereby reducing the likelihood of conflict between the different users of the highway. In light of the above, the proposed development will improve highway and pedestrian safety and parking arrangements at the site, in accordance with Policy R/T11 of the Gosport Borough Local Plan Review.

4. The proposed works are within an existing industrial site and over 140 metres from the nearest residential property. Under the circumstances, the development will not have a detrimental impact on the amenities of any neighbouring occupiers, in accordance with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. Planning Policy Statement 25 (PPS25) recognises the need for effective management of surface water. A condition is therefore proposed which shall require the submission of details relating to the method of drainage for the proposed parking area. Subject to this condition, the proposal is acceptable and complies with PPS25 and Policy R/ENV4 of the Gosport Borough Local Plan Review.

RECOMMENDATION: subject to the expiry of the public advert - 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 will not diminish the value of the designated Open Space, or be detrimental to the visual amenity of the locality, the interests of nature conservation or the amenities of neighbouring occupiers. It will improve access and parking arrangements at the site and highway and pedestrian safety. Adequate provision is made for the effective management of surface water. As such, the development complies with Planning Policy Statement 25 (PPS25) and Policies R/DP1, R/OS4, R/OS13, R/T11, R/ENV4, R/ENV10 and R/ENV12 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:

27899/100, 27899/101 Rev A and 27899/102 Rev A

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 development shall commence until details of the method of drainage for the car parking area hereby approved (drawing no:27899/102 Rev A) have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure effective management of surface run-off and to comply with PPS25 and Policy R/ENV4 of the Gosport Borough Local Plan Review.

4. No development shall commence until measures to minimise the impact of noise, dust and vibration on adjacent occupiers have been submitted to and approved, in writing, by the Local Planning Authority. The measures shall thereafter be carried out in accordance with the approved details for the duration of the construction works.

Reason - In the interests of preserving the amenity of the adjacent occupiers and to comply with Policies R/DP1, R/ENV10 and R/ENV12 of the Gosport Borough Local Plan Review.