



HORNDEAN PARISH COUNCIL

PLANNING AND PUBLIC SERVICES COMMITTEE

THE MINUTES OF THE EXTRAORDINARY PLANNING AND PUBLIC SERVICES COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY 13TH AUGUST 2018 AT 7.00PM.

PRESENT: Cllrs P Beck, Mrs E Tickell, Cllr R Veitch, N Wren

IN ATTENDANCE: Carla Baverstock-Jones, Chief Officer, (Minute Taker).

PUBLIC ATTENDANCE: No members of the public were present.

○ **18/19 043 TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Dr C. Jacobs,

Cllrs Miss J Murray & Mrs I Weeks were absent.

P 18/19 044 TO RECEIVE ANY DECLARATIONS OF INTEREST

No declarations of interest were received.

P 18/19 045 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

There were no members of the public present.

P 18/19 046 TO CONSIDER AND DISCUSS THE AMENDMENT TO: PLANNING APPLICATION 25687/005 Woodlands (formerly Rosa Villa, Down Road), Horndean, Waterlooville PO8 0DD

○ Cllr Mrs E Tickell referred to her Report (see attached). A discussion took place particularly drawing attention to CP21, CP25 and CP29.

RECOMMENDATION: OBJECTION, for the following reasons:

1. The proposals are contrary to CP20- Landscape. The design of the building, its size and what will need to be removed from the hillside in order to build it will destroy the special character of the landscape- a hillside location set below the Catherington Lith Local Nature Reserve which is also a SINC. They fail to protect and enhance the local distinctiveness and sense of place. The building would adversely dominate the skyline on one of the main approaches to Catherington Lith, an area popular in the locality as an area of informal leisure.

2. The proposals would increase run off and flooding problems contrary to CP25- Landscape. Under the policy, all development has to ensure that there is no net increase in surface run off. The hillside and thus natural soakaway will have been removed.
3. The proposals are contrary to CP21- Biodiversity. Catherington Lith which is a local nature reserve and a SINC lies to the rear of the property and is protected by a woodland TPO. Adjoining properties are set within well screened gardens in keeping with this area of natural beauty. In large part, the rear of the properties in this area assist with the provision of a wildlife corridor to and from the Lith. These proposals run contrary to that situation and would result in the fragmentation of the local habitat.
4. The proposals do not provide a high quality external appearance that respects the areas' particular characteristics contrary to CP29- Design. The proposed building is not appropriate and sympathetic to its setting in terms of its height, scale, massing and density and its relationship to adjoining buildings, spaces around buildings and landscape features. There would not appear to be any remaining outdoor space at this property. The height and massing of the building would give rise to serious overlooking and loss of privacy for the adjoining properties in Down Rd, The Vale and Southdown Rd.

None of the above concerns can be overcome and dealt with by condition

P18/19 047

TO CONSIDER PLANNING APPLICATION 57860 - 24 Downhouse Road, Catherington, Waterlooville

Detached dwelling and triple garage.

Ward: Catherington & Lovedean

Cllr Rep: Cllr Mrs E Tickell & Cllr P Beck

Cllr Mrs E Tickell referred to his Report (see attached). A discussion took place drawing attention to the height, mass and scale of the building.

RECOMMENDATION: NO OBJECTION

The meeting closed at 7.11pm

.....PBeck..... Chairman
3/9/18..... Date

Planning Application Number:- 25687/005.

NATURE OF APPLICATION:- Detached dwelling and double garage after demolition of existing dwelling.

Property Address:- Woodlands (formerly, Rose Villa), Downs Rd, Horndean PO8 0DD.

FURTHER OBSERVATIONS:- The committee has already looked at this application on the 4th June 2018 and made a resolution as per the recommendation in the report which is reproduced below for ease of reference. Since that resolution was passed, the Applicant has submitted amended elevations and a series of perspective drawings. It is those documents which the committee is to consider with a view to submitting any further resolution to EHDC.

Councillors are asked to consider these additional documents before the meeting on the 13th August. The additional documents provide useful illustrations of the proposals. They do not overcome the problems as to size etc highlighted in the original report.

RECOMMENDATION:- That the resolution passed by the committee on the 4th June 2018 stand.

EXTRACT FROM REPORT FOR MEETING OF 4TH JUNE 2018.

Observations: - Rose Villa is a hillside location set on the side of Catherington Lith, a local nature reserve and designated as a SINC. The surrounding area is characterised by larger housing set in gardens that are well screened by trees, shrubs etc and that contribute to the special character of the area and are in keeping with the Local Nature Reserve which is a popular walking destination and area of outdoor leisure. The access to this property and three others in Down Rd is via a narrow unmade private road. This site is very dominant in the landscape.

A previous application for a replacement dwelling of similar modern design was granted but it was of a much smaller scale with a tapered roof. Although very different from other properties in the area, the indications were that it would have contributed to and kept the character of the area.

This application has been substantially increased in size. As before, it extends over three floors but it will not be set back or down because of its sheer size. Further, the roof will be more dominant as it has been squared off. The proposed street scene is inaccurate in that the other properties are well screened and in keeping with the area. The front screening would be removed and replaced by a high fence that in itself would not comply with fencing height requirements at the front of properties. In order to build a property of this scale and massing, it would be necessary to excavate most of the hillside. No information is given as to how the stability of adjoining properties and Catherington Lith will be ensured and guaranteed both in the short and long term.

The size of the property and the fact that the hillside would have to largely be removed to build the property will exacerbate the existing run off from the hillside into Southdown Rd. In turn, this could cause stability issues where the hillside has been excavated.

Size Layout & density: - The size of the building has been substantially increased. The depth is now 20m as opposed to the previous 14m. The design is now a pure box shape with windows. The building will not be set down and will dominate the area with serious overlooking issues for adjoining properties in Down Rd, Southdown Rd and The Vale. Councillors are asked to look at the proposed elevations.

Street Scene: - The street scene would be adversely affected by the construction of a very large, box shaped building dominated by windows. The character of the area would be destroyed. This is a hillside location set below the Catherington Lith Local Nature Reserve. The hillside would have to be removed to build the property which must be an indication that the design is wrong for this site. It would not enhance or protect its setting but would remove it in order to be built.

Local Planning Policies: - CP20- Landscape, CP25- Flood Risk, CP21- Biodiversity, CP29- Design.

Overall Highway safety: - There will be problems during construction due to the proposed level of excavation and then the building of such a huge building. This is a problem for the area as this is one of the main accesses to Catherington Lith Local Nature Reserve. It would also impact on the adjoining three properties in Down Rd.

Noise and Disturbance from completed development: - This is difficult to assess. It is a very large property out of keeping with the area.

Parking: - There will be a double garage and a drive so believe parking would be adequate.

Overlooking and loss of privacy: - The size and design of the building would have a detrimental impact on neighbouring properties with regard to both overlooking and loss of privacy. It would also dominate the approach road, Downs Rd and would be out of keeping with housing layout in the area.

Traffic generation: - That from a four bedroom home in combination with the sheer size of the property.

Ground contamination: - HPC has no information.

Conclusions: -

RECOMMENDATION:- Objection because of the following reasons:-

1. The proposals are contrary to CP20- Landscape. The design of the building, its size and what will need to be removed from the hillside in order to build it will destroy the special character of the landscape- a hillside location set below the Catherington Lith Local Nature Reserve which is also a SINC. They fail to protect and enhance the local distinctiveness and

sense of place. The building would adversely dominate the skyline on one of the main approaches to Catherington Lith, an area popular in the locality as an area of informal leisure.

2. The proposals would increase run off and flooding problems contrary to CP25- Landscape. Under the policy, all development has to ensure that there is no net increase in surface run off. The hillside and thus natural soakaway will have been removed.
3. The proposals are contrary to CP21- Biodiversity. Catherington Lith which is a local nature reserve and a SINC lies to the rear of the property and is protected by a woodland TPO. Adjoining properties are set within well screened gardens in keeping with this area of natural beauty. In large part, the rear of the properties in this area assist with the provision of a wildlife corridor to and from the Lith. These proposals run contrary to that situation and would result in the fragmentation of the local habitat.
4. The proposals do not provide a high quality external appearance that respects the areas' particular characteristics contrary to CP29- Design. The proposed building is not appropriate and sympathetic to its setting in terms of its height, scale, massing and density and its relationship to adjoining buildings, spaces around buildings and landscape features. There would not appear to be any remaining outdoor space at this property. The height and massing of the building would give rise to serious overlooking and loss of privacy for the adjoining properties in Down Rd, The Vale and Southdown Rd.

None of the above concerns can be overcome and dealt with by condition.

Planning Application Number:- 57860.

NATURE OF APPLICATION:- Detached dwelling house and triple garage.

Property Address:- 24 Downhouse Rd, Horndean PO8 0TX.

Observations: - The application is for a four bedroom, detached dwelling house and triple garage. It is a large property but so are a number of the properties in the area. Houses are detached set in large gardens. The neighbouring house at no 22 is very large stretching back over that property. Councillors should look at the photographs attached to the DAS. There is a letter of support from no 24 but they are the parents of the applicant. There is a letter of objection from the planning adviser of the owners of no 22 which itself is a large property.

Size Layout & density: - It is a large property.

Street Scene: - The only indicative street scene is contained in the neighbour's letter of support. The letter of objection highlights that the front part of no 22 is set down with the height of the building increasing to the rear of the property. This is shown on the indicative street scene.

Local Planning Policies: - CP29-Design.

Overall Highway safety: - Not affected. Highways and the Traffic Team have already stated that they have no objections to the proposals.

Noise and Disturbance from completed development: - That from a four bedroom house. The site is currently vacant.

Parking: - Acceptable.

Overlooking and loss of privacy: - This is probably a technical point based on the respective heights of windows in relation to the adjoining properties. Some overlooking is inevitable.

Traffic generation: - That from a four bedroom home.

Ground contamination: - Believed not applicable.

Conclusions: - The committee is asked to consider the size of the property bearing in mind the proposed height of the building.

RECOMMENDATION:- OBJECTION for the following reasons:

The height, scale and massing of the property in relation to adjoining buildings constitutes overdevelopment contrary to CP29-Design. Perhaps the height of the building could be reduced?