

P/16/0190/VC

TITCHFIELD

MR MARTIN ROBERTS

AGENT: MR MARTIN ROBERTS

AUTOMATED SECTIONAL GARAGE DOOR TO CAR PORT OF PLOT 24 (15 SAMUEL MORTIMER CLOSE).

15 SAMUEL MORTIMER CLOSE CATISFIELD FAREHAM PO15 5NZ

Report By

Kim Hayler - Direct dial 01329 824815

Site Description

This application relates to a recently constructed detached dwelling with side attached car port situated in the new residential development on the former Hinton Hotel site at Catisfield Lane.

The dwelling is one of a number located in the north western corner of the site, creating a small courtyard. The car port is attached to the southern side of the property with a vehicle parking space in front.

The dwelling lies just within the Titchfield Abbey Conservation Area, with its side attached car port lying outside.

Description of Proposal

Condition 22 of the original planning permission stated:

Notwithstanding the provisions of the Schedule of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any subsequent Order revoking and re-enacting that Order) at no time shall the car ports hereby permitted be enclosed or provided with doors unless otherwise agreed in writing by the local planning authority following the submission of a planning application.

REASON: In the interests of highway safety; to ensure adequate on site car parking provision; in accordance with Policy CS17 of the adopted Fareham Borough Core Strategy.

This application seeks variation of the planning condition in order to allow the installation of an automated sectional garage door to the side attached car port on 15 Samuel Mortimer Close (Plot 24).

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

Relevant Planning History

The following planning history is relevant:

P/16/0354/VC - Remove parking space rear of plot 23 (16 Samuel Mortimer Close) car port and provide parking space immediately to the north of the dwelling (retrospective application) - variation of condition 6 of P/12/0644/FP - undetermined

P/12/0644/MA/E - Infill to rear of existing attached non-drive through car port and reconfigure garden boundary plot 24 - Approve - 29 March 2016

P/12/0644/FP - Hinton Hotel and the Limes - Erection of care home and 32 dwellings - Permission - 26 April 2013

Representations

Seven letters received objecting to the proposal for the following reasons:

The developer told new residents that garages were not allowed;
The proposal conflicts with the village type atmosphere;
The proposal would detract from the character of the area;
The proposal will not enhance the look of the property as it would be at odds with other property on the development;
These are not small properties; valuables can be stored inside;
Proposal should not be allowed without the knowledge of new owners opposite;
The management Company should have been served notice of the application;
The proposal would set a precedent.

A comment has been received from the Catisfield Village Association stating that the proposal would appear to go against the 'open plan' character of the development.

Planning Considerations - Key Issues

The key issues in this case are the visual effect of the proposed garage door upon the character and design of the development, the effect upon the character and appearance of the Titchfield Abbey Conservation Area and the principle of creating a garage the effect of this on the parking provision for the dwelling.

The application property differs from all others within the development in that the car port is enclosed on three sides rather than just two. The majority of car ports were designed with the ability to drive through to a parking space within the property rear garden. This was not the case here.

A number of representations raise concern that visually the proposed sectional door would be out of character and would have an unacceptable impact upon the design of the development.

The application property forms part of a cluster of dwellings sited around a courtyard. The neighbouring property to the south, 16 Samuel Mortimer Close (plot 23) is sited forward of the application property. The side attached car port subject of this application is therefore set back behind plot 23. As a result the proposed garage door would not be readily seen from the street unless directly accessing plots 25 - 27.

Car ports originated at the design stage of the development, led by the size of the site and as a means to meet the Council's residential car parking standards. Car ports were not a specific planning requirement in any other respect.

Officers consider in visual terms the installation of a sectional garage door to the car port

would not materially harm the character of the area and as a result it would be difficult to justify refusing the application for this reason.

Furthermore having regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Officers consider that the proposal will preserve the character and appearance of the Titchfield Abbey Conservation Area.

Originally it was proposed that this dwelling would have three parking spaces; the car port and two spaces to the front. However, the southernmost of the two spaces has been conveyed to the neighbouring property to the south, plot 23. In order to replace this parking space, the developer has conveyed additional land to the front of the application dwelling for the parking of a car. The dwelling therefore has three allocated spaces which meets the requirement for a four bedroom property in accordance with the Council's parking standards.

The installation of the sectional garage door will fully enclose the car port, changing it to a garage. Members will be aware that the Council's adopted Residential Car and Cycle Parking Standards Supplementary Planning Document (SPD) states that garages will not normally be counted towards the overall parking provision. Garages will only count towards overall parking provision where developers can demonstrate that they represent the only means of parking a car. The SPD recognises that where no alternative parking is provided, and garages become the only means of parking a car (e.g. mews developments, or developments with narrow streets) their rates of useage are likely to be higher. In these circumstances a planning condition can be imposed to retain the garage for car parking only. Officers consider that such circumstances apply to this specific plot.

Having considered the proposals carefully officers are of the view that there would be no material harm to the character and appearance of the estate, the character and appearance of the Titchfield Abbey Conservation Area would be preserved and no material harm would be caused to highway safety or local car parking conditions.

Officers recommend that the application should be permitted subject to the conditions set out below.

Recommendation

PERMISSION, subject to the following conditions:

1. The development shall begin within three years.

REASON: To allow a responsible time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

Location Plan
Site plan
Conveyancing plan
Front elevation (east)
Side elevation (south)
Garage door detail
Garage opening

REASON: To avoid any doubt over what has been permitted.

3. The garage shall be kept available for the parking of cars at all times.

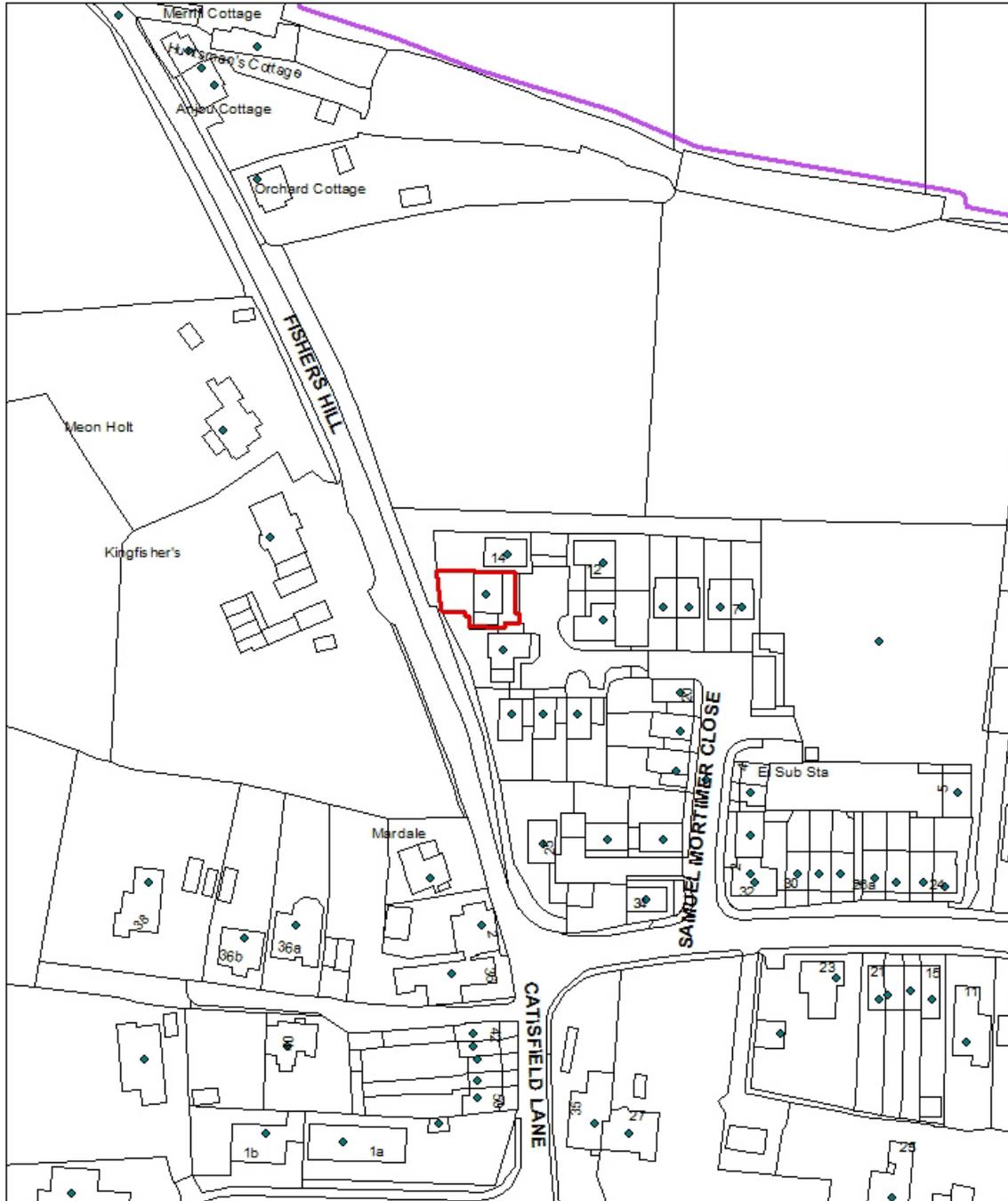
REASON: In order to provide an appropriate level of car parking spaces to serve the dwelling.

Background Papers

See planning history above.

FAREHAM

BOROUGH COUNCIL



15 Samuel Mortimer Close
SCALE: 1:1,250

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