

**P/17/0044/FP**

MR S CHURCH

**TITCHFIELD COMMON**

AGENT: ROBERT TUTTON  
TOWN PLANNING CO

RETENTION OF NEW ROOF TO OUTBUILDING AND CHANGE TO WINDOWS AND DOORS.

23 CYPRUS ROAD FAREHAM HAMPSHIRE PO14 4JY

***Report By***

Arleta Miszewska 01329 824666

***Site Description***

This application relates to a semi-detached bungalow situated on the western side of Cyprus Road, opposite its junction with Pound Gate Drive. The property has a rear garden measuring over 30 metres in length.

Two outbuildings are sited in the rear garden. The smaller of the two is sited in the bottom of the garden adjacent to the western rear garden boundary. The larger of the two outbuildings, subject of this application is sited in front of the smaller outbuilding. Both outbuildings were erected under householder permitted development rights and did not require planning permission.

***Description of Proposal***

Planning permission is sought for retention of a new roof to the larger outbuilding. The outbuilding was first constructed to meet the criteria for permitted development. However, since 2008 the legislation has changed and the recent alterations of the existing roof no longer can be undertaken without planning permission. The height of the roof has been increased by the width of the layer of the external roof insulation. Furthermore, existing bi-fold doors were blocked and new doors inserted.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Development Sites and Policies**

DSP3 - Impact on living conditions

***Representations***

Five letters of representation have been received objecting to the application.

The following concerns have been raised:

- Risk of fire;
- Business use;
- Insurance of the building;
- Spoiling the enjoyment of our property, noise, size and positioning too close to the boundary;
- Impact on TPO oak tree;

- Condition of boundary fences and overhanging;
- Too big, looks out of keeping with its surroundings;
- Will be used as a living accommodation/dwelling;
- Generates noise.

One letter supporting the proposal has been received.

### ***Planning Considerations - Key Issues***

Impact on the character and appearance of the surrounding area

The outbuilding is sited some 40 metres within the site when viewed from Cyprus Road. In light of this distance, the additional height does not appear unacceptable in appearance and character terms. Furthermore there are other similar sized outbuildings located within the rear gardens of the properties at Cyprus Road.

Impact on the living conditions of the adjacent neighbours

The outbuilding is located alongside 28C Oaklands Way and projects beyond this property's front wall by approximately 1.7 metres. The nearest window within the neighbouring property serves a bedroom and is the sole window within the room and there is an obscure glazed window serving a bathroom at ground floor level. Officers are of the opinion that the additional height of the outbuilding does not affect the light and outlook currently enjoyed by the occupiers of this property.

Other matters

Concerns over risk of fire have been raised. The outbuilding was constructed to comply with Building Regulations (building regulation consent was granted in 2008) which also included fire safety regulations.

Further concerns have been raised over business use. The application is seeking permission for retention of the new roof of the building. Notwithstanding this the applicant has confirmed that he has used the outbuilding in the past for activities associated with his photography and picture framing hobby, which has since been moved into the smaller outbuilding located within his garden.

Noise concerns have been raised by a number of objectors; it has been suggested that the noise is generated by the tradespeople working on the interior of the outbuilding. No noise complaints have been received by Environmental Health in respect of the photography and picture framing activities.

Impact on protected trees has also been raised as a concern. The tree shown on the submitted plan is not protected by a tree preservation order. The nearest protected tree lies within the garden of 30 Oaklands Way to the rear. As the structure was completed in 2008 the roof alterations do not raise concerns over impact on surrounding trees.

It has been suggested that the repair and maintenance of the boundary fence should be requested by the local planning authority. However, the fence does not form a part of the proposal and therefore such conditions cannot be imposed.

Finally, concerns over building insurance and an aerial overhanging the property at no. 28C Oaklands Way have been raised. However, these are private matters and the local planning

authority has no power to regularise this.

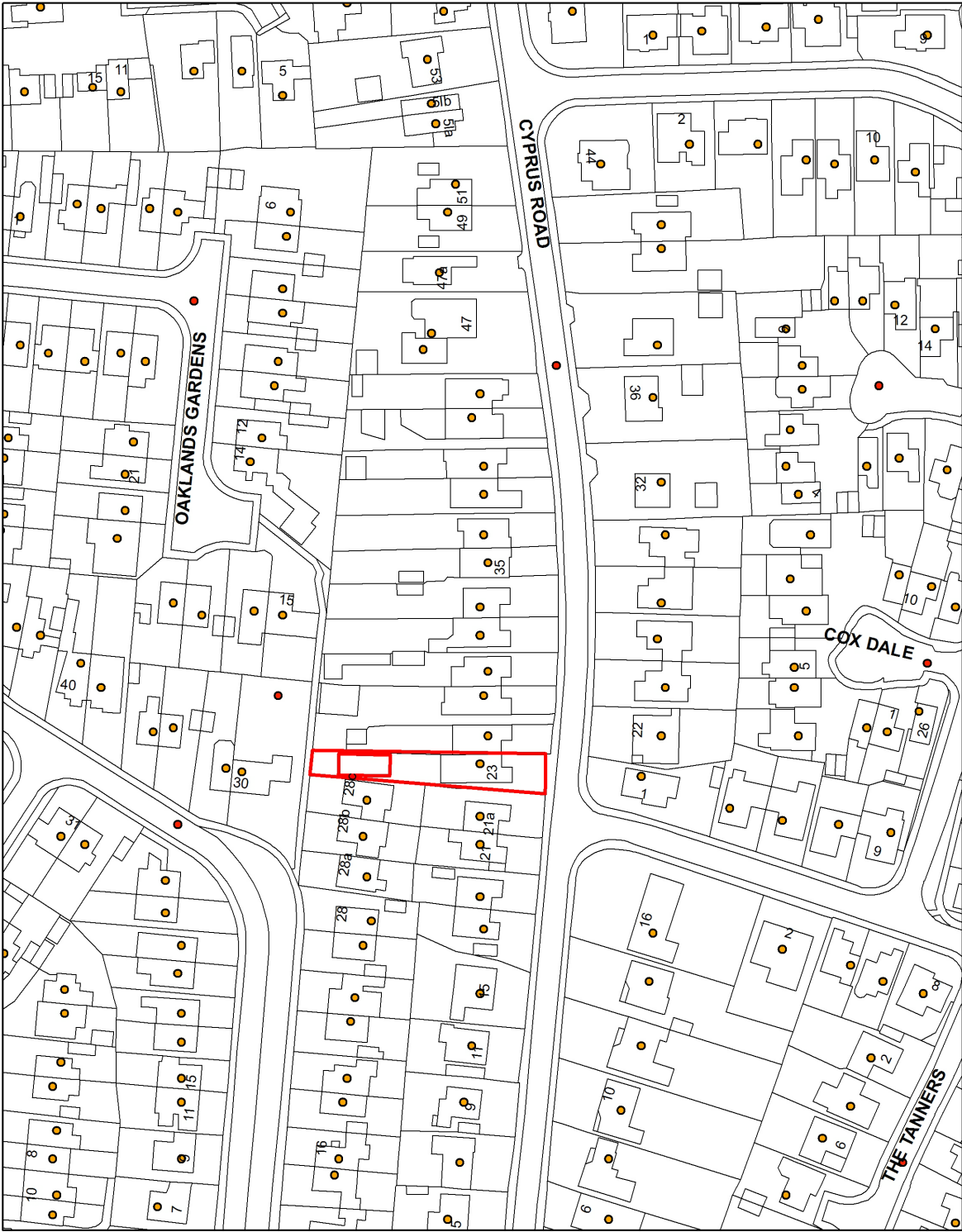
To conclude, officers consider the proposal is acceptable in planning terms.

***Recommendation***

PERMISSION

# FAREHAM

BOROUGH COUNCIL



23 Cyprus Road  
Scale 1:2,500



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