

P/17/0256/FP

MR R KNIGHT

RETENTION OF OUTBUILDING

42 CORNAWAY LANE PORTCHESTER FAREHAM PO16 9DD

PORTCHESTER EAST

AGENT: MR R KNIGHT

Report By

Emma Marks - Direct dial: 01329 824756

Site Description

This application relates to a semi-detached property situated on the eastern side of Cornaway Lane, on its the corner with Central Road.

The property has a garage and outbuilding, subject of this application situated in the rear garden with direct access onto Central Road.

The site is located within the defined urban area.

Description of Proposal

Permission is sought for the retention of an outbuilding which is used for the storage of a vintage army truck. The building is located within the rear garden of the property which runs to the side of Central Road.

The outbuilding measures 4 metres wide, 6.7 metres deep with eaves at a height of 3.8 metres and a ridge of 4 metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

FBC.6703 Erection of garage - Permission 26/11/69

Representations

Six letters and one petition with 19 signatures have been received in support of the outbuilding being retained.

Planning Considerations - Key Issues

The outbuilding has been constructed from a timber frame with green corrugated metal sheets attached to form the walls and roof. The outbuilding has been designed with high eaves and a shallow pitch to the roof in order to facilitate storage of a vintage army truck.

The principle of an outbuilding in this location is considered acceptable as the property already benefits from planning permission for a detached garage immediately alongside the outbuilding. Furthermore there are no neighbour issues as a result of the siting of the outbuilding, and the level of support from neighbours demonstrates this. However, it is the design and materials which are unacceptable in planning terms.

Policy CS17 of the Core Strategy states that all development will be of a high quality of design and should respond positively to and be respectful of the key characteristics of the area, including scale, form and use of external materials.

Officers are of the view that the corrugated metal sheets, combined with the high eaves are not in keeping with any other buildings within the immediate area. The materials and design of the outbuilding are considered to be harmful to the visual amenities of the street scene and character of the area.

Notwithstanding the local support for the application, officers do not believe the outbuilding complies with Policy CS17 and is therefore recommended for refusal.

Recommendation

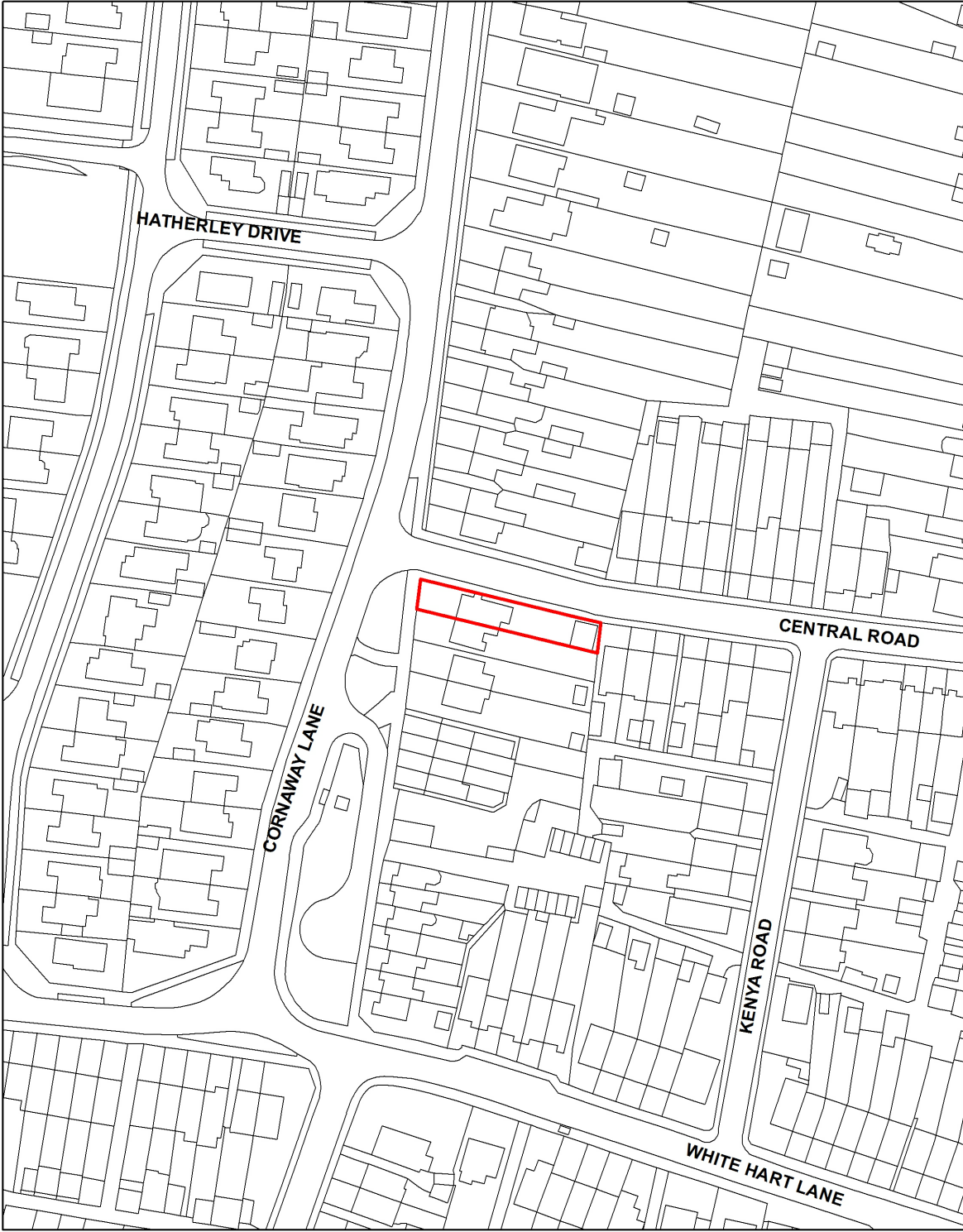
REFUSE:

The outbuilding is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that:

i) by virtue of its size, height, design and prominent siting, the outbuilding represents a visually obtrusive feature detrimental to the visual amenities of the street scene and character of the area.

FAREHAM

BOROUGH COUNCIL



42 Cornaway Lane
Scale 1:1250



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