

P/17/0396/FP

MR RAY HANSLIP

WARSASH

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RETROSPECTIVE APPLICATION FOR OUTBUILDING COMPRISING GARAGE, BOAT STORE, WORKSHOP AND HOME OFFICE (PART ALTERNATIVE TO PERMISSION PREVIOUSLY GRANTED UNDER REFERENCE P/16/0241/FP) AND CHANGES TO LAND LEVELS AROUND BUILDING INCLUDING CONSTRUCTION OF RETAINING WALLS

58 NEWTOWN ROAD WARSASH SOUTHAMPTON HAMPSHIRE SO31 9GB

Report By

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Introduction

This application relates to an outbuilding already constructed to the south-east of the dwelling. Planning permission was granted in 2016 for a similar outbuilding comprising a garage, boat store, workshop and home office along with extensions to the main house (planning reference P/16/0241/FP). Earlier this year Officers investigated a complaint relating to the development that had been carried out on the site, specifically that the outbuilding was too large and had not been constructed in accordance with the approved drawings. Officers established that the outbuilding did differ from that granted planning permission last year and the changes were material enough to mean that the outbuilding was unauthorised.

Site Description

The application site comprises the residential curtilage of 58 Newtown Road, a large single and two storey dwelling on a large plot extending down from an elevated position to the bank of the River Hamble.

Description of Proposal

Following the investigation carried out by Officers earlier this year the property owner has made an application seeking retrospective permission for the outbuilding already constructed.

Like the one approved, the outbuilding comprises a garage, boat store, workshop and home office. The building differs from that approved in terms of its relative height according to ground level and the levels on the site have also been altered and a retaining wall constructed. As a result the applicant has had a survey carried out of the outbuilding that has been constructed in order to be able to demonstrate precisely the differences between it and the approved building.

The highest point of the outbuilding is the main roof ridge running north/south and which has been constructed at a height of 16.93m above ordnance datum (AOD). The highest roof ridge of the outbuilding approved last year is shown on the plans to be approximately 15.25m meaning the outbuilding has been built around 1.6 - 1.7 metres higher. Similarly, the roof eaves of the building are around 1.6 - 1.7 metres higher than approved. When comparing the two sets of elevations, those that were approved and those showing the building as actually constructed, it is clear that the building appears taller and that the ground levels around its northern side are different, including the relative height of the

retaining wall that has been constructed.

The footprint of the building is also larger than that approved. The approved building measured approximately 9.0 metres at its deepest by 15.3 metres wide. The building constructed measures 10.6 metres at its deepest by 15.7 metres wide.

Instead of being constructed with the external facing materials being brick as approved, the outbuilding has been clad in Douglas Fir timber cladding.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS14 - Development Outside Settlements

CS17 - High Quality Design

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP3 - Impact on living conditions

Relevant Planning History

The following planning history is relevant:

P/16/0241/FP TWO STOREY EXTENSIONS TO EXISTING HOUSE, DEMOLITION OF EXISTING GARAGE, REBUILDING GARAGE AS A DOUBLE GARAGE WITH HOME OFFICE OVER, NEW BOAT STORE & WORKSHOP AND EXTERNAL WORKS TO SUIT NEW ACCOMMODATION

APPROVE

12/04/2016

P/10/0354/FP ERECTION OF FIRST FLOOR EXTENSION INCLUDING ALTERATIONS TO ROOF AND WINDOWS, SINGLE STOREY REAR EXTENSION AND PORCH

PERMISSION

19/07/2010

Representations

Eight letters of objection have been received with the following points raised:

- The building is out of keeping with the surrounding area / is an eyesore and adversely affects views from the River Hamble
- The building has been built higher and larger than permitted

Fifteen letters of support have been received.

Planning Considerations - Key Issues

The principal planning consideration in this case is the visual impact of the outbuilding, its design and appearance and how it affects the character of the surrounding area.

Core Strategy Policy CS14 states that:

"Built development on land outside the defined settlements will be strictly controlled to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function..... In coastal locations, development should not have an adverse impact on the special character of the coast when viewed from land or water."

Meanwhile Core Strategy Policy CS17 expects development to "respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials".

The submitted drawings demonstrate that the outbuilding which has been constructed is clearly larger and higher than that which was approved last year. However, the impact of this increase in height is not easily discernible outside of the confines of the site itself. Views from the river side are important to take into account and the increase in height of the building means that the western facing end elevation of the building is bulkier than approved. Notwithstanding, the added bulk, which is evident in the increased height of the end elevation between the first floor windows and roof eaves, is not considered harmful to the appearance of the building or that of the surrounding area. The building is set a considerable distance back from the river side footpath and is seen over the single storey rear element of the main dwelling. It is also partially screened from view by the substantial sized mature trees lining the southern site boundary and within the adjacent property 68 Newtown Road, particularly when the canopies of those trees are in leaf. The narrow footpath which runs uphill from the river side between that adjacent property and the application site provides close up views of the outbuilding however hedgerow planting which has been carried out by the applicant along that boundary will in time help to screen those views. Lastly, because it is newly manufactured the timber cladding appears brighter and will in time weather to a more subdued appearance. Notwithstanding, the applicant has offered to stain the cladding a dark oak colour within three months should planning permission be granted. Officers consider this would assist in further softening the building's appearance.

In conclusion, it is not considered that the outbuilding already constructed is harmful to the character or appearance of the surrounding area. The proposal is found to accord with the relevant policies of the adopted local plan.

Recommendation

PERMISSION:

Subject to the following conditions:

1. The development hereby permitted relates to that shown on the following the drawings:
 - a) As built survey - drawing no. 6376-2
 - b) Location plan - drawing no. 21524-01
 - c) Floor plans - drawing no. 21524-56
 - d) Elevations - drawing no. 21524-57

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

2. The use of the office hereby permitted shall be limited to a home office incidental to the enjoyment by the occupants of the property only and there shall be no employees working at the site without the prior approval of the Local Planning Authority and/or the grant of

planning permission should a change of use be considered to be involved.

REASON: In order that the residential character of the area may not be harmed.

3. Within three months of the date of this decision the external timber cladding on the outbuilding hereby permitted shall be stained a dark oak colour using the product Sikkens Cetol 1 unless otherwise agreed in writing with the local planning authority.

REASON: To ensure a satisfactory appearance to the development; in the interests of the character and appearance of the surrounding area.

Background Papers

P/16/0241/FP; P/17/0396/FP

FAREHAM

BOROUGH COUNCIL



58 Newtown Road

Scale 1: 1250



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