

**P/14/1202/FP**

MR & MRS DANIEL VAN GELDER

**SARISBURY**

AGENT: BRYAN JEZEPH  
CONSULTANCY

DEMOLITION OF SHEDS AND SURROUNDING COMPOUND FENCING AND  
PROPOSED MODIFICATIONS TO BOUNDARY WALL AND ERECTION OF GARAGE  
BLOCK

BROOKLANDS QUAY SWANWICK SHORE ROAD SWANWICK SOUTHAMPTON SO31  
7EF

***Report By***

Rachael Hebden - Direct dial 01329 824424

***Site Description***

The application site comprises a large, detached residential property and associated courtyard buildings, located within substantial grounds of approximately 5 hectares in area. The site lies within the countryside and adjacent to the River Hamble. The site is also identified as part of a locally important Historic Garden, since it previously formed part of the Brooklands Estate. The application itself relates to an existing storage compound to the north-east of the host dwelling which contains a single-storey outbuilding. The site is neighboured by Brooklands Farm to the north-east, which is a two-storey detached dwelling.

***Description of Proposal***

The application seeks planning permission to provide a domestic garage, associated with the existing residential property, following demolition of the existing sheds and fencing. The garage could accommodate six vehicles and would be 24.1 metres in length. The structure would have a pitched roof design, with accommodation within the roof space for storage purposes. The overall height of the garage would be 6 metres to the ridge.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS14 - Development Outside Settlements

CS17 - High Quality Design

**Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Relevant Planning History***

The following planning history is relevant:

**P/03/0669/MA/A    EXTENSIONS AND ALTERATIONS INCLUDING TWO STOREY  
EXTENSION TO SOUTH ELEVATION AND INCREASE ROOF  
HEIGHT: NON MATERIAL AMENDMENT - TO CORRECT MINOR**

**INACCURACIES IN ORIGINAL PLANS, TO PROVIDE WINDOW AND BALCONY POSITIONS & SIZES WHICH ACCORD WITH MODIFICATIONS TO INTERNAL LAYOUT**

APPROVE 17/11/2014

**P/03/0669/FP Extensions and Alterations including Two Storey Extension to South Elevation & Increase Roof Height**

PERMISSION 11/06/2003

**P/08/0310/FP EXTENSIONS AND ALTERATIONS INCLUDING TWO STOREY EXTENSION TO SOUTH ELEVATION & INCREASE ROOF HEIGHT**

PERMISSION 15/04/2008

***Representations***

Three letters of objection have been received from Brooklands Farm and the Old Dairy. The following is a summary of the points raised:

- Concerned with the size, impact and over-bearing nature of the proposed garage.
- Query whether the size of the garage is necessary.
- The existing boundary wall between the site and Brooklands Farm is older and should be retained rather than the new garage forming the boundary between the two properties.

***Consultations***

Director of Community (Environmental Health Contaminated Land) - No objection

***Planning Considerations - Key Issues***

The application needs to be assessed in terms of the following key issues for consideration:

- The principle of development;
- The impact on the character of the area and;
- The impact on neighbouring properties.

**Principle of development**

The development lies within the countryside where the Council's Development Plan policies strictly control new development. That said, the application relates to the site of an existing residential dwelling, and specifically relates to an area of existing outbuildings and hard-standing. As such, subject to the development not harming the countryside character of the site and surrounding area, the proposal is considered to be acceptable in principle.

**Impact on character of the area**

The proposed garage structure would be a large structure. However, having regard to the substantial size of the host dwelling and the grounds associated with it, the scale is not considered to be disproportionate. The outbuilding would appear as part of a group of courtyard-style buildings associated with Brooklands Quay and would not, therefore, be out-of-keeping with a dwelling of this nature or have a harmful impact on the historic gardens of Brooklands.

The garage would not be readily visible from Swanwick Shore Road or the river itself and would have a limited visual impact on other public viewpoints, including the setting of the Grade II\* Listed Brooklands which lies to the north-west of the site. As such, it is not considered that the proposal would harm the character of the area. Furthermore, the replacement of the existing unsightly compound and outbuilding with a well-designed structure and securing a good quality roof tile and facing brick by condition, would create a

positive visual impact. Whilst the existing boundary wall is not listed, a planning condition is suggested to retain it.

#### Impact on neighbouring properties

The main consideration in this respect is the impact of the proposed structure on the occupiers of Brooklands Farm, which immediately adjoins the site. The proposal would be positioned over 30 metres from the main house at Brooklands Farm which is sufficient to ensure that the proposal would not be unduly over-bearing when viewed from the property. There would be over 10 metres between the garage and the neighbouring annexe, which lies to the north-west, and no habitable room windows in the rear elevation of this neighbouring building. Furthermore, having regard to the size of the neighbouring garden, the scale and massing of the proposal is not considered to significantly erode the enjoyment of the neighbouring garden area. As such, it is not considered that the proposal would have a significantly harmful impact on the occupiers of the adjacent property.

#### ***Recommendation***

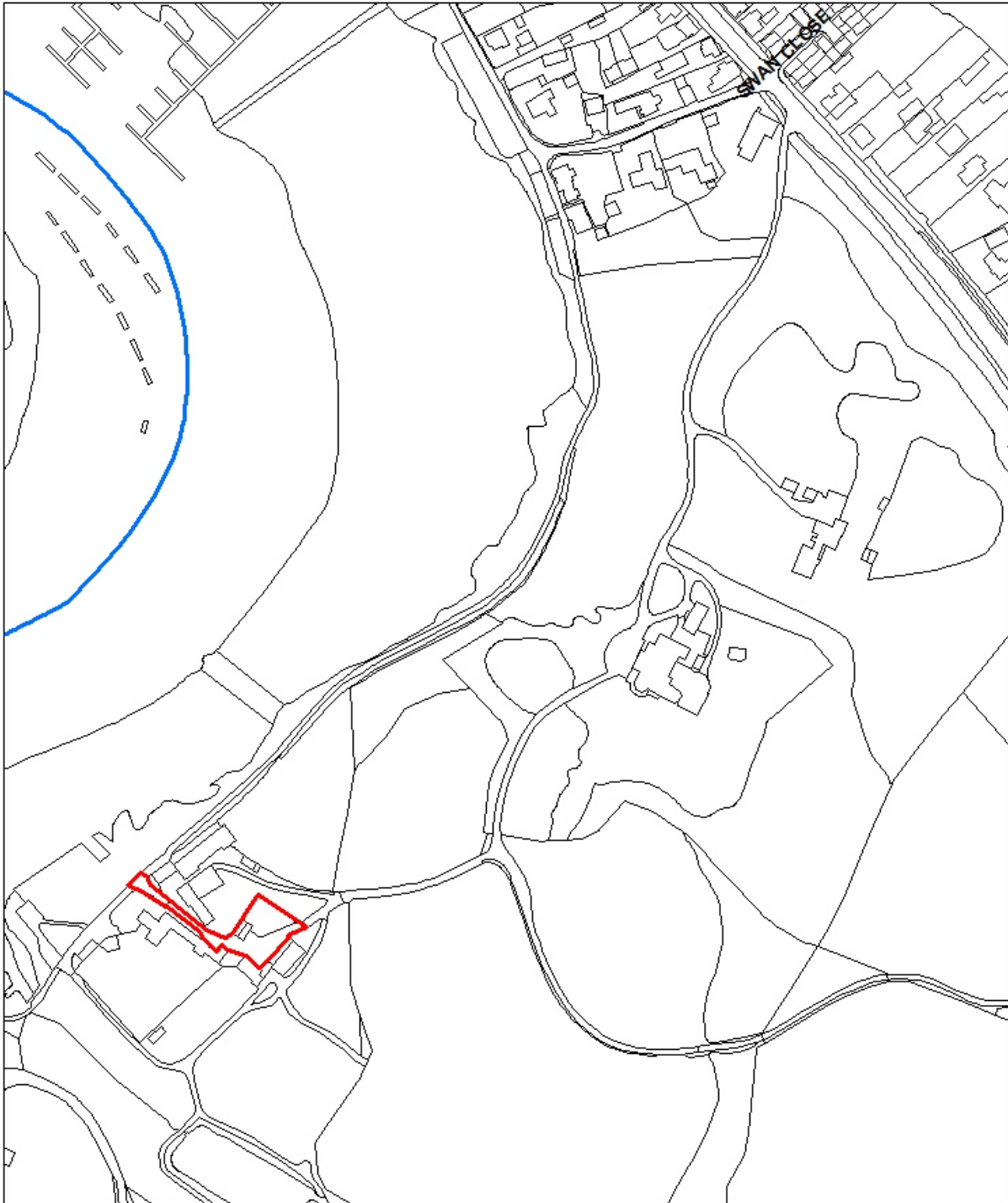
PERMISSION: Commencement of development in 3 years; Details of materials; Existing boundary wall to be retained; Development in accordance with submitted plans.

#### ***Background Papers***

P/14/1202/FP

# FAREHAM

## BOROUGH COUNCIL



Brooklands Quay  
Scale 1:2500

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