

P/14/1158/FP

FAREHAM WEST

1ST CATISFIELD SCOUT GROUP

AGENT: 1ST CATISFIELD SCOUT
GROUP

REPLACEMENT OF EXISTING FELT ROOF COVERING WITH ALUMINIUM
TRAPEZOIDAL SHEETS

134 BLACKBROOK ROAD FAREHAM HAMPSHIRE PO15 5BY

Report By

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Site Description

This application relates to a site on the southern side of Blackbrook Road between the junction of Abbots Way and Barnwood Road.

The site is currently occupied by two buildings, however this application relates to the larger of the two buildings sited to the eastern side of the site which is used by the Catisfield Scout Group.

Description of Proposal

Planning permission is sought to replace the existing flat roof with aluminium profile sheets.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

DSP4 - Impact on Living Conditions

Relevant Planning History

The following planning history is relevant:

P/07/0541/FP

**DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW
SINGLE STOREY SCOUT AND COMMUNITY BUILDING**

PERMISSION 20/06/2007

Representations

Two letters of representation have been received raising the following concerns:-

- The aluminium roof would create noise disturbance to the properties that back onto the hut when it rains;
- It is a large expanse of roof and this type of roof is noisy even on a small shed and as every single tree at the side of the plot nearest Barnwood Road has been removed there will be no protection what so ever to reduce the noise;
- The design of the roof is not appropriate; the wooden building is much more suited to a felt roof;

- The roof would be an eyesore;
- Light would reflect off the roof into neighbouring properties.

One letter of support has been received.

Planning Considerations - Key Issues

The proposal is to replace the existing felt roof on the scout building with aluminium profile sheets. The roof is being replaced as the current roof is leaking and the proposed sheet roof will be more robust and less likely to give problems for future maintenance.

Concern has been raised that the roof would create noise disturbance when it rains and due to the natural aluminium finish it could also reflect sunlight into the neighbouring properties. Officers have spoken with Environmental Health for advice about these issues and they have advised that they have never received a complaint of this nature and were of the opinion that it is unlikely that this proposal would cause such a nuisance. In light of this officers are of the opinion the proposal would not materially harm the living conditions of the occupiers of the surrounding neighbouring properties.

The representation received also raised the concern that the proposed roof material is not an appropriate design and would be an eyesore. Officers have considered the proposed material carefully and are satisfied that due to the position of the building being set 34 metres from the front boundary of the site and its orientation (ridge line running from front to back) there would be no harm to the character of the area or street scene.

Officers are satisfied that the proposals accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP2 and DSP4 of the emerging Fareham Local Plan Part 2: Development Sites and Policies.

Recommendation

PERMISSION: Commencement of development; development in accordance with submitted plans.

FAREHAM

BOROUGH COUNCIL



134 Blackbrook Road
Scale 1:1250

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