

P/14/1127/FP

FAREHAM SOUTH

MR TONY TONDEUR

AGENT: MR TONY TONDEUR

DETACHED TIMBER OUTBUILDING TO REAR (RETROSPECTIVE APPLICATION)

13 LONGFIELD AVENUE FAREHAM PO14 1DA

Report By

Rachael Hebden - Direct dial 01329 824424

Site Description

Longfield Avenue is located within the urban area and is characterised by short rows of terraced dwellings with long, narrow rear gardens. Several of the properties have substantial garages and/or other outbuildings at the end of their gardens. Access to the rear of the properties is provided by tracks leading off Longfield Avenue which are privately owned and maintained by the residents of Longfield Avenue.

The site address is an end of terrace property with a rear garden of 49m in depth. There is a detached garage at the rear of the garden which is the subject of this application. The garage has been constructed, but some of the external finishes, such as the addition of cladding, are yet to be completed.

Description of Proposal

The application seeks planning permission for the detached garage at the rear of the garden. As noted above, the application is part retrospective. It is proposed that the garage is, and will be, used in association with the enjoyment of the main house.

The garage comprises two sections which are a total length of 15.7m. The section nearest to the house is 3.36m wide with a shallow pitched roof. The section which is further away from the house is 3.9m wide and also has a pitched roof, although the pitch is slightly steeper than that of the other section. The application proposes the addition of a roller shutter door. The proposed external materials would be white painted bricks at the base, with pastel blue cladding above. The proposed roof materials are imitation slate tiles.

The garage requires planning permission since it is in excess of 2.5 metres in height and within 2 metres of the site boundaries.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DPS1 - Sustainable Development

DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Representations

Two objections (from one address) have been received which raise the following issues:

The number of vehicles being repaired indicates that the garage is being used for commercial purposes.

Comment: The Planning Enforcement investigations that resulted in the submission of this application confirmed that the garage is not being used for business purposes. Furthermore, the application seeks planning permission for a garage associated with the main house and falls to be considered and determined on this basis. Were the structure to be used primarily for commercial purposes, planning permission would be required for this use and it would be open to the Council to take Enforcement Action. A condition can be included on the Council's decision notice which confirms that the garage can only be used in association with the enjoyment of the main dwelling.

The applicant only owns the land on which the garage is located, he does not own the remainder of the site.

Comment: The applicant lives at the property and has served notice on the owner. The application, therefore, is for an outbuilding that is ancillary to the enjoyment of the main house and should be assessed as such. Were the outbuilding to be used independently of the main house in the future, it would no longer be considered as being ancillary to the main house and would, therefore, require full planning permission. An informative can be placed on the Decision Notice to avoid ambiguity.

The more intensive use of the access track by the applicant is accelerating the damage to the surface of the track.

Comment: This is a private law matter, rather than a planning matter and, therefore, cannot be addressed in this application.

The parking of cars on the access track reduces access for other neighbours.

Comment: The way in which cars are parked on the access track is not within the scope of the application.

The garage is not completed and has an adverse impact on the character of the area.

Comment: This is considered in more detail below.

Consultations

Director of Community (Environmental Health - Pollution): No objection

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

Planning Considerations - Key Issues

This planning application is a householder application for a garage structure to be used in association with the existing dwelling at 13 Longfield Avenue. The use of the proposed garage is, therefore, as part of a residential dwelling which, in planning terms, could be for a variety of purposes, just as a family could use any other room in their house in a variety of different ways.

The applicant has confirmed that the intention is not to use the garage as a separate planning unit, or as a business use and as such, the planning application must be considered in terms of the impact of the physical structure on the site and surrounding area as set out as follows.

Principle of development

The site is an established residential property, therefore the proposed garage is acceptable in principle, subject to material considerations.

Effect on neighbouring properties

The garage is visible from neighbouring properties, however it is located at the end of the garden and separated from the neighbouring properties by a distance of over 40m, therefore it has a negligible impact on their amenities in terms of outlook, privacy and amount of available sunlight.

Concerns have been raised by a neighbour regarding the parking of cars by the applicant on the access track. It is acknowledged that this would be inconvenient, however it is not a problem that would be exacerbated by the application as the garage would provide somewhere for the applicant to park his cars.

Effect on the character of the area

The garage is quite large, however it is comparable to the size of other large garages associated with the neighbouring properties and it is therefore considered that the garage does not appear out of keeping with the character of the area. Furthermore, it is important to note that the General Permitted Development Order does not restrict the footprint of outbuildings, other than to prevent them covering more than half of the curtilage of a property. The garage would retain sufficient garden to serve the main house, meaning the plot would not appear over-developed. The garage is of a functional design and would be completed using an appropriate palette of materials (white painted bricks, blue cladding and slate effect roof tiles). The garage complies with the requirements of policies DG4 and CS17.

Concerns have been raised by a neighbour regarding the fact that the garage has not been completed and that the unfinished appearance has an adverse impact on the character of the area. The applicant has confirmed that he stopped work on the garage when he was made aware that it required planning permission and that he would be continuing with the addition of cladding and roof tiles if planning permission is granted. A condition is recommended to ensure that the garage is finished in a suitable manner within an appropriate timescale, as it is acknowledged that the current finish to the structure is not appropriate in terms of the character and appearance of the area.

Other issues

Concerns have been raised by a neighbour regarding the way in which the garage is used and in particular, that the applicant uses the garage for business purposes. The applicant has confirmed that he uses the garage solely for hobby purposes. If planning permission is granted a condition can be incorporated to ensure that the garage is only used for purposes ancillary to the use of the dwelling.

Recommendation

PERMISSION subject to conditions.

The outbuilding hereby permitted shall be completed in accordance with the drawings stamped approved within twelve months of this permission.

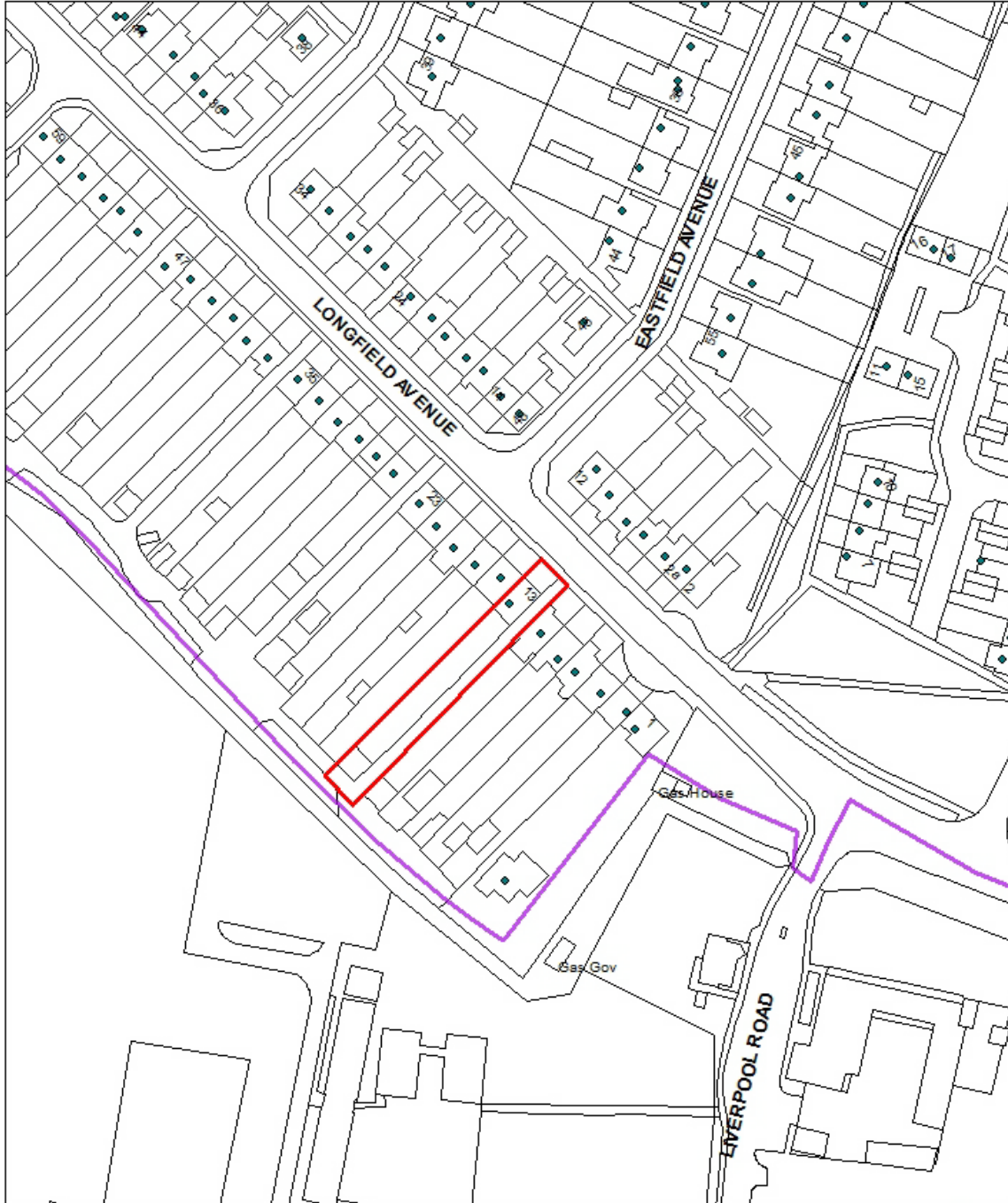
REASON: In order to secure a satisfactory form of development.

The use of the outbuilding hereby permitted shall be limited to purposes incidental to the enjoyment of the dwelling house and shall not be used for any business, industrial or commercial purposes whatsoever.

REASON: To protect the residential amenities of occupiers of nearby residential properties.

FAREHAM

BOROUGH COUNCIL



13 LONGFIELD AVENUE
SCALE: 1:1,250

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