

**P/12/0901/FP**

**TITCHFIELD COMMON**

MR WILLIAM DWYER

AGENT: MR WILLIAM DWYER

REBUILD CAR PORT WITH ADDITION OF PITCHED ROOF

51 POUND GATE DRIVE TITCHFIELD COMMON PO14 4AT

***Report By***

Simon Thompson - Ext. 4815

***Site Description***

This planning application relates to the above property (No.51) within the southern edge of the urban area of Titchfield Common. Tree Preservation Order protected trees run along this property's southeast boundary with The Farthings, running beside the site of this proposed re-built car port.

***Description of Proposal***

See the summary description at the top of this report and the submitted plans/details.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Approved SPG/SPD**

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Representations***

One email of objection has been received from the neighbouring property to the east, 5 The Farthings, on the following grounds:

- Assume the building work will be to the roof and not a replacement of the whole car port;
- Main concern is height of pitched roof and resultant loss of outlook, the car port stretching across our garden;
- Loss of light, our property already being dark due to the protected trees;
- Over bearing, the high pitched roof would tower above our garden; and
- Prefer if car port roof pitch remained the same.

***Consultations***

Director of Planning and Environment (Highways) - No objection

Director of Planning and Environment (Arboriculture) - No objection

***Planning Considerations - Key Issues***

In street scene terms, subject to matching materials, Officers regard this proposal as acceptable. The proposed rebuilt car port being adjacent to existing garages, with a proposed similar pitched roof design and some subservience of design. Compared to

those garages, this proposed development would be sited in a set back location at the end of a residential road/cul-de-sac.

No objection is raised either on highway grounds - traffic movements, turning and access arrangement not being expected to change, the Council's highways specialist making no objection either - or on impact grounds on the adjacent protected trees, further to the Council's Principal Tree Officer's advice.

In terms of the objection received from the neighbour:

- Officers have visited that property to examine this proposal's potential impact upon it and made those neighbours aware the proposal is to rebuild the car port;
- The height of the proposed roof would be about 4.6m high, this roof raking away from the neighbour from eaves height of about 2.3m, the proposed roof's ridge being 0.35m lower than that of the existing adjacent garages, the proposed car port's footprint being indented within that of those existing garages;
- The car port/garages are/would be sited off the mutual boundary by about a metre and about 11m from the nearest (kitchen) ground floor window of the neighbour, which compares to the minimum 12.5m distance expected in the Council's Extension Design Guide for a two storey wall of a new extension from neighbours' habitable room facing windows; and
- There is some screening vegetation, not just the protected trees, but also deciduous vegetation on the applicant's property between the proposed car port and the mutual boundary with the neighbour.

Officers conclude that despite the neighbour's objection, this proposed car port's potential impact on neighbours' living conditions would be acceptable.

### ***Reasons For Granting Permission***

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above, the proposal being considered/assessed by Officers for example as not likely to result in unacceptable impacts upon key planning issues (such as on the street scene or character of the area, or upon the amenities of neighbouring properties, or on the local highway network, or on notable and protected trees), other material considerations being judged not to have sufficient weight or direction to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. Further to Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

### ***Recommendation***

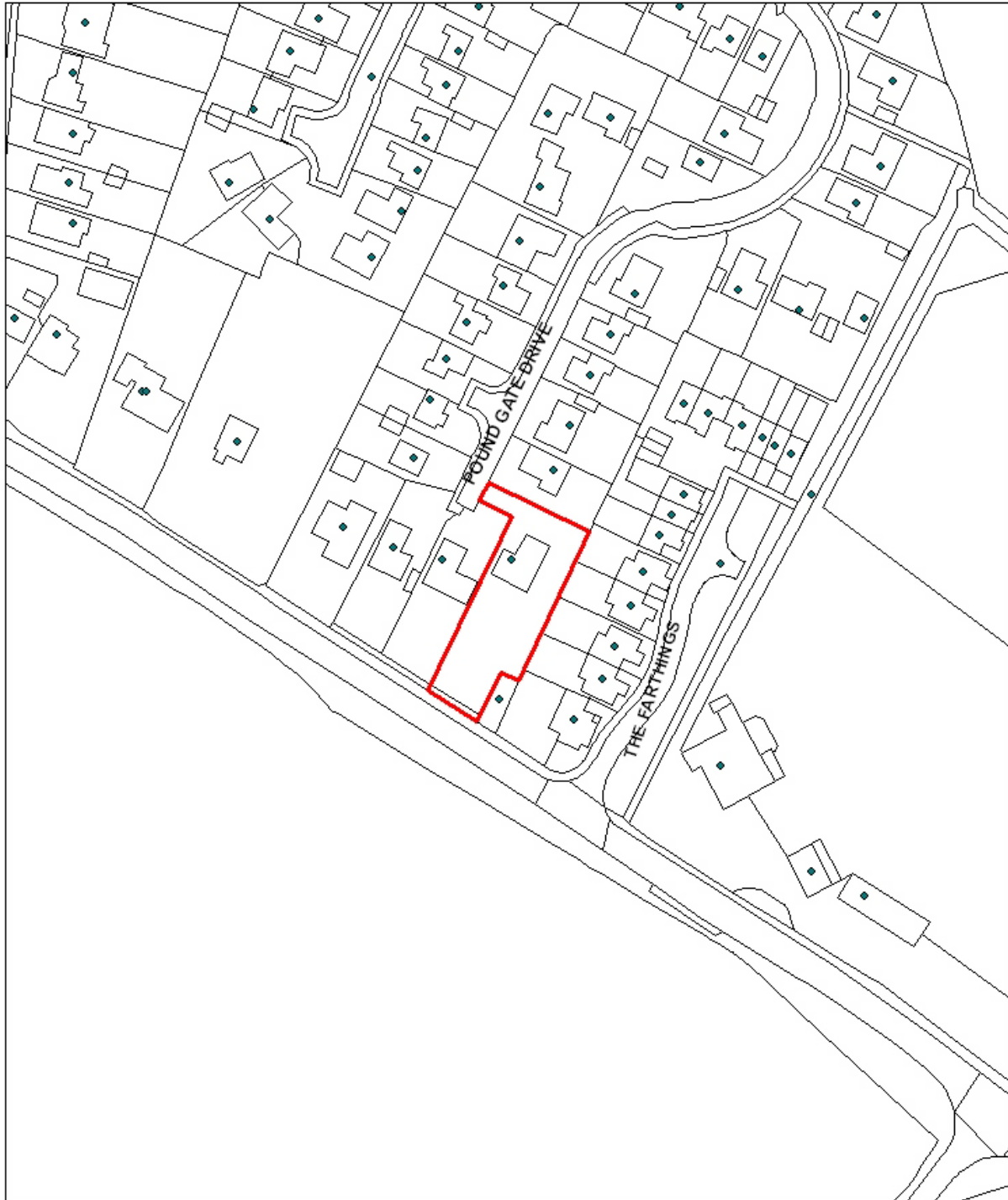
PERMISSION: Materials to match

### ***Background Papers***

File P/12/0901/FP

# FAREHAM

## BOROUGH COUNCIL



51 POUND ROAD  
SCALE 1:1250

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