

P/12/0996/FP

TITCHFIELD

MR & MRS SNAITH

AGENT: MR DEREK LINDSAY

ERECTION OF FRONT DOOR ENTRANCE FEATURE, REAR EXTENSIONS INCLUDING LIVING ACCOMMODATION IN ROOF SPACE, ORANGERY, SIDE CHIMNEY, AND DETACHED REAR TRIPLE GARAGE

SPRINGFIELDS BROWNWICH LANE FAREHAM PO14 4NX

Report By

Emma Marks - Ext. 2677

Site Description

- This application relates to a detached single storey three bedroom bungalow situated on the west side of Brownwich Lane, Titchfield;
- The area of land immediately to the north is occupied by greenhouses;
- Open green fields and agricultural land stretch to the south of the site;
- The site has dense hedgerows on both north and south boundaries;
- The site is located within the countryside and strategic gap.

Description of Proposal

Planning permission is sought for the erection of the following forms of development at Springfields, Brownwich Lane:-

- Front entrance which measures 3.5 metres in width, 2.8 metres in depth with an eaves height of 3.6 metres and a ridge height of 5.8 metres.
- Two rear extensions with reduced eaves height, with accommodation within the roof space measuring 5.2 metres in width, 6 metres in depth with an eaves height of 3.1 metres and a ridge height of 6.1 metres.
- Single storey rear extension (orangery) measuring 5.6 metres in width, 8.5 metres in depth with a flat roof height of 3.4 metres.
- Detached triple garage to the rear of the property which measures 6.7 metres in depth, 9.6 metres in width with an eaves height of 2.4 metres and a ridge height of 5 metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS22 - Development in Strategic Gaps

Approved SPG/SPD

EXTDG - Extension Design Guide (1993)

H13 - Extensions to Dwellings and Ancillary Buildings in the countryside

Fareham Borough Local Plan Review

DG4 - Site Characteristics

H13 - Extensions to Dwellings and Ancillary Buildings in the countryside

Relevant Planning History

The following planning history is relevant:

P/07/0795/FP **ERECTION OF DETACHED DWELLING TO REPLACE MOBILE HOME (ALTERNATIVE TO P/06/0991/FP)**

PERMISSION 03/08/2007

P/06/0991/FP **Erection of Detached Dwelling to Replace Existing Mobile Home**

PERMISSION 11/09/2006

Representations

Four letters of representation have been received objecting on the following grounds:-

- . Impact on light affecting strawberry crop on neighbouring site
- . The chimney location is within 10 metres of the adjacent glasshouse vent causing concern about pollution
- . There is ample scope for a garage at the front of the site
- . The garage encroaches into agricultural land
- . The Planning Committee should visit the site.

Consultations

Director of Planning & Environment(Highways):- No objection

Planning Considerations - Key Issues

This application relates to a detached dwelling on the west side of Brownwich Lane which is to the south of Common Lane. The dwelling was originally granted planning permission in 2006 to replace an existing mobile home. A subsequent application was later granted for an alternative proposal in 2007; it was this planning permission that was implemented.

Planning permission is sought for the erection of a number of extensions to the property consisting of rear extensions with accommodation above, a rear orangery, front entrance extension and a detached triple garage at the rear of the property. The proposed extensions would extend the ground floor living accommodation and create three first floor bedrooms, however this accommodation is limited due to the skilling within the roof.

The representations received have raised concern that the rear extensions would have an adverse impact on light available to strawberry crops growing in the adjacent glass houses on the neighbouring site. There would be a physical gap of 9.5 metres, including an access track between the extended property and the glasshouse on the neighbouring site. There is also an evergreen hedge approximately two metres high on one side of the track and a hedgerow approximately 3 metres high along the southern boundary of the adjacent land. This is an unusual situation, in that the neighbouring land is in commercial use. The Council has policies in place to secure the amenities of neighbouring occupiers, however this does not apply in this case. A judgement has to therefore be made and officers have concluded that in light of the separation distances and the intervening screening the

proposal is an acceptable form of development.

Concern has been raised that the smoke from the chimney could pollute the crop in the neighbouring glasshouse. Unfortunately this concern is a non-planning matter and therefore cannot be considered whilst determining this application.

Policy CS14 of the adopted Fareham Borough Local Plan states that built development on land outside the defined settlements will be strictly controlled to protect the countryside which would adversely affect its landscape character, appearance and function. Saved Policy H13 of the Fareham Borough Local Plan Review states that a residential extension would be permitted in the countryside provided it is of an appropriate size and design and does not adversely affect the landscape.

The existing dwelling is contained within dense mature hedgerows and as a result is not visually prominent when viewed from the wider landscape. Although the proposed extensions do increase the footprint of the building, its height remains the same. Officers are satisfied that the proposed design and size of the extensions would not materially harm the character of the area or the appearance of the wider landscape.

The proposed triple garage would be sited at the rear of the site some 22 metres from the rear wall of the dwelling, accessed via the adjacent track. The concern has been raised that the garage is being built on land which is defined as agricultural. Officers have compared the last application submitted for the erection of the dwelling (P/07/0795/FP) with the current application and are satisfied that the garage is positioned within the identified curtilage of the site.

Having considered the matter carefully, Officers are of the opinion that the proposal is acceptable and complies with the relevant policies of the adopted Core Strategy and the Fareham Borough Local Plan Review.

Reasons For Granting Permission

The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

Permission - Materials to match, use of detached garage incidental to dwellinghouse and visibility splays at junction.

Background Papers

P/06/0991/FP and P/07/0795/FP

FAREHAM

BOROUGH COUNCIL



SPRINGFIELDS, BROWNWICH LANE
1:1250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2013

