

P/16/0434/CU

FAREHAM WEST

MR JOHN TUCKNOTT

AGENT: MR JOHN TUCKNOTT

CHANGE OF USE OF LAND INTO GARDEN AREA, RELOCATION OF GARDEN WALL WITH VEHICLE ACCESS GATES

20 SILVER BIRCH AVENUE FAREHAM PO14 1SZ

Report By

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Site Description

This application relates to a property situated on the northern side of Silver Birch Avenue at its western end fronting the cul-de-sac. The property has a corner plot with its south facing flank wall fronting the road.

There is an existing boundary wall running east west enclosing the rear garden which fronts Silver Birch Avenue. In front of this wall is a landscaped area within the ownership of the applicant.

Description of Proposal

The application involves incorporating an area of land to the side of 20 Silver Birch Avenue into the rear garden, erecting a 2 metre high wall along the side boundary with the adjacent footpath and creating a new drive into the rear garden with gates.

The application also shows a 600 mm high wall to the part side and front boundaries and a 2 metre high wall along the eastern (rear) boundary, extending 2 metres forward of the neighbouring property at 18 Silver Birch Avenue, however all these elements do not require planning permission.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Representations

Seven objections have been received raising the following concerns:

The wall was subject to a planning condition when the houses were originally built in order to secure the character and appearance of the development;

The applicant alleges the area is abused by dog walkers and litter louts, although this does not appear the case on site;

The street scene would be harmed by the brick wall on the back edge of the footpath;

Loss of landscaping would harm the street scene;

It is the applicant's intention to park a caravan within their rear garden which would impact on light, outlook and privacy to the neighbouring property;

If permitted the Council would have difficulty resisting other similar proposals;

The proposal would require a dropped kerb reducing valuable on street parking;

Maneuvering a caravan into the garden will prove difficult and also reduce on street parking.

Planning Considerations - Key Issues

The issues for consideration in this case relate to the character and appearance of the area; light, outlook and privacy on neighbouring properties and impact on street parking.

Character and appearance of the area

The original planning permission dated December 1980 required the existing garden wall in its current location in order to secure the satisfactory appearance of the area. Over the last 36 years the character of the street has naturally changed. There are a number of fences and hedgerows/planting close to footpaths including a wall on the back edge of the footpath opposite the application site. At the entrance to the road there is a part wall/part fence on both sides of the road. Furthermore, frontage car parking dominates the street scene.

The proposed 2 metre high wall adjacent to the footpath would extend approximately 10 metres, not the entire length of the property boundary.

It is understood that the proposal would result in the loss of part of the open land to the side of the application property fronting the road however having fully assessed the existing features and character of the street, officers do not consider the proposal would materially harm the character of the area or the streetscene to such an extent that the application should be refused.

Light, outlook and privacy

The nearest neighbouring property to the east is 18 Silver Birch Avenue. A new 2 metre high boundary wall is proposed along the eastern boundary with this property, also extending 2 metres forward of its front wall. As previously explained this wall does not require planning permission. The neighbouring property has a front bow window serving a lounge situated approximately 2 metres from the application site boundary. There are no windows within the flank wall of this property, however it does have a conservatory to its rear. There is no doubt that the wall would be seen when looking out of the bow window towards the cul-de-sac, however officers do not consider this would materially harm the living conditions of the occupiers of this property in relation to loss of light and outlook.

Street parking

Silver Birch Avenue is an unclassified road. The formation, laying out and construction of a means of access to a highway which is not a classified road does not, in most circumstances require planning permission. It is acknowledged that the proposal will result in the loss of existing on street parking, however it would be difficult to refuse the application solely for this reason, bearing in mind the applicant could construct a drop kerb at any time.

Conclusion

Notwithstanding the comments raised by neighbouring residents, officers are of the opinion that the proposal will not materially harm the character of the area or streetscene and the living conditions of neighbouring properties and is therefore recommended.

Recommendation

PERMISSION, Subject to the following conditions:

1. Development shall commence within 3 years from the date of this decision notice.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans:

Land registry transfer plan;

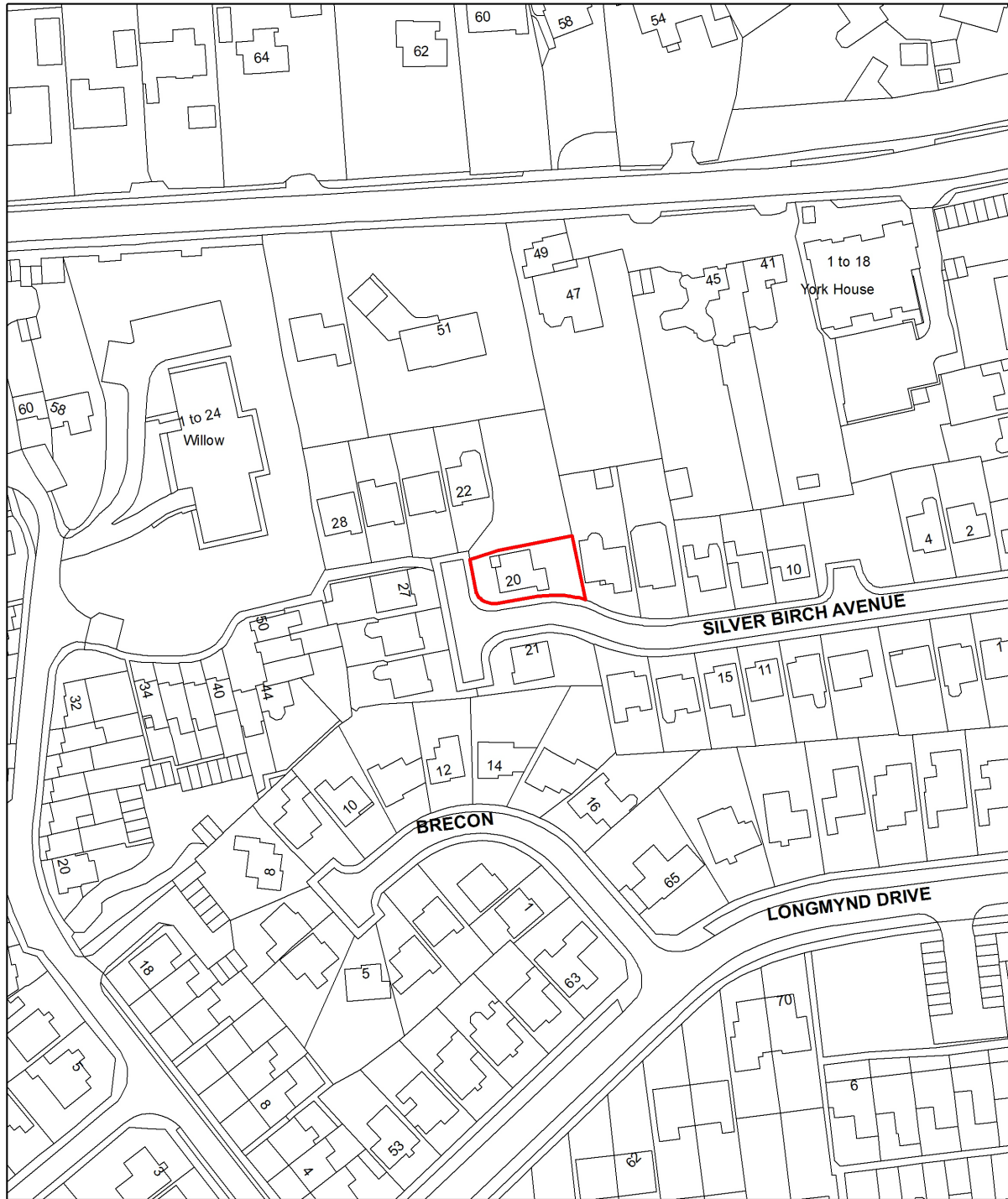
Existing layout;

Proposed layout.

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

FAREHAM

BOROUGH COUNCIL



20 Silver Birch Avenue
Scale 1:1250

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