

P/16/0931/FP

TITCHFIELD

MR MILES DORAN

AGENT: MR PHILIP BROWN

STORAGE SHED -
(RETROSPECTIVE APPLICATION)

293B TITCHFIELD ROAD TITCHFIELD FAREHAM HAMPSHIRE PO14 3ER

Report By

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Site Description

The application site comprises a residential caravan site which was first granted planning permission on appeal in March 2013 (our ref P/11/1097/CU / Planning Inspectorate ref APP/A1720/A/12/2183866). A later planning permission in March 2014 granted permission for the extension of this site and the siting of an additional caravan (our ref P/13/1089/CU).

The site lies on the western side of Titchfield Road to the immediate north of a commercial nursery site and along a lane used to access a small number of houses (nos. 293, 293a, 295, 297-299, 301, 303) as well as the site itself. The site lies outside of the defined urban settlement boundaries and within the Meon Gap (strategic gap).

The site is enclosed by high level fencing with a set of gates and brick wing walls at the entrance with the lane on its northern side. Except for a small patch of ground the site is entirely hardsurfaced with a mixture of tarmac and block paved finishes.

There are two existing buildings on the site. The first is a day/amenity block which has stood on the land for a number of years. Planning permission was recently granted for its extension and conversion to a single dwelling house (ref P/16/0691/FP) but has not been implemented. The second is a timber outbuilding located in the south-eastern corner of the site which was erected in September 2015. It is this timber outbuilding that is the subject of this current application seeking retrospective permission.

Description of Proposal

Retrospective permission is sought for the timber outbuilding in the south-eastern corner of the site described in the application as a storage shed.

The shed measures approximately 6.5m by 3.5m and is divided into three separate areas each with their own door set in the western elevation. The submitted drawings show the shed at 2.2m high to the eaves level of the corrugated roof and 3.2m high to the ridge of the roof. However Officers have measured the building to be 2.4m high to the eaves and 3.3m high to the ridge, slightly higher than shown on the plans. The discrepancy is believed to be due to the submitted drawings not showing the brick/concrete base on which the building stands.

The statement accompanying the application explains that the building "would provide secure storage for children's toys, garden equipment and tools, adjacent to the applicant's private garden area". When visiting the site Officers have seen that the building contains domestic items consistent with its proposed incidental use.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS14 - Development Outside Settlements

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

Relevant Planning History

The following planning history is relevant:

<u>P/16/0691/FP</u>	ALTERATIONS TO ROOF AND ELEVATIONS, AND EXTENSION OF EXISTING AMENITY BUILDING/DAY ROOM TO CREATE A SINGLE DWELLINGHOUSE (USE CLASS C3)
APPROVE	15/09/2016
<u>P/13/1089/CU</u>	CHANGE OF USE OF LAND TO FORM AN EXTENSION TO AN EXISTING RESIDENTIAL GYPSY CARAVAN SITE, INCLUDING THE SITING OF ONE ADDITIONAL TOURING CARAVAN
APPROVE	06/03/2014
<u>P/11/1097/CU</u>	CHANGE OF USE OF LAND AND PREMISES TO USE AS A RESIDENTIAL CARAVAN SITE FOR ONE GYPSY FAMILY WITH TWO CARAVANS, INCLUDING NO MORE THAN ONE STATIC MOBILE HOME AND USE OF EXISTING BUILDING ON SITE AS ANCILLARY ACCOMMODATION FOR FAMILY UNIT
REFUSE	22/06/2012
APPEAL: ALLOWED	14/03/2013

Representations

Three letters of objection have been received in response to the application raising the following concerns:

- Detrimental effect on adjacent property 293 Titchfield Road
- Drainage problems
- Water from the building floods the adjacent neighbours' garden
- It is not a storage shed but accommodation/facilities for workers employed by the applicant
- A water supply and waste pipe have been installed

Planning Considerations - Key Issues

The timber outbuilding is located behind a substantial band of planting which stretches along the eastern site boundary with Titchfield Road. The building is not easily visible from the road and its presence is heavily screened by the trees and hedgerow. As a result there is no harm to the visual appearance or character of the area.

The building stands less than 300mm from the boundary with the rear garden of the adjacent property, a bungalow at 293 Titchfield Road. Whilst therefore it is close to the

boundary and relatively high (its closest point being the north facing gable end 3.3m high), the building is positioned in the corner of the plot and stretches only 4.75 metres across the bottom of the neighbour's garden which is approximately 21 - 22 metres wide. The resultant effect on the neighbours' garden is not considered to be materially harmful to the living conditions of the occupants both in terms of the effect on light and outlook.

Water run-off into the garden of 293 Titchfield Road is a concern for several of the residents who have objected to the application. The building has a dual-pitched roof however only half of it, the front facing roof plane, is connected to a gutter which runs into a downpipe on the northern side of the building close to the party boundary with no. 293. Water falling on the front half of the roof therefore flows through the downpipe onto ground close to the boundary whilst water falling onto the rear half of the roof runs off directly onto the ground behind. A link between water run-off from the outbuilding and surface water drainage problems in the rear garden of no. 293 has not been established. However, Officers consider that it is unlikely to contribute in a material way to this problem which after discussions with neighbours is understood to have been prevalent for a number of years previously to some degree or another.

Another concern that has been raised in the representations received is how the building might be used in the future, specifically that the building may be used as wash facilities and accommodation. There is no indication that the applicant intends to use the building in this way, the application states the building would be used for storage purposes, and during several visits to the site since the erection of the building in September 2015 Officers have seen domestic items stored inside and no sign of living accommodation or other facilities.

Notwithstanding, if planning permission was granted for the timber outbuilding the applicant would be able to turn the building to such uses in the future provided they remained incidental or ancillary to the main use of the land as a residential caravan site (or in the event the 2016 permission to convert the other existing building on the site was implemented, the main use of the site as a whole would be as curtilage to a dwellinghouse). An existing planning condition prevents commercial activities from taking place on the land. Therefore provided the use of the outbuilding was within the limits of the existing permission for the site as a whole and incidental or ancillary to that use, Officers cannot foresee there being any material harm arising to the living conditions of neighbours or otherwise. Whilst water supply and waste water pipes were seen to be in place prior to the building being constructed there are at present no plumbed in services within the building (no WC, sink, etc.). That those services might be provided in the future would not be a reason to withhold granting planning permission.

Conclusion

The outbuilding does not materially harm the visual appearance or character of the area or the living conditions of neighbours. The building is found to be in accordance with Policies CS14 & CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2 & DSP3 of the adopted Fareham Borough Local Plan Part 2. There are no other material considerations to suggest that planning permission should be withheld.

Recommendation

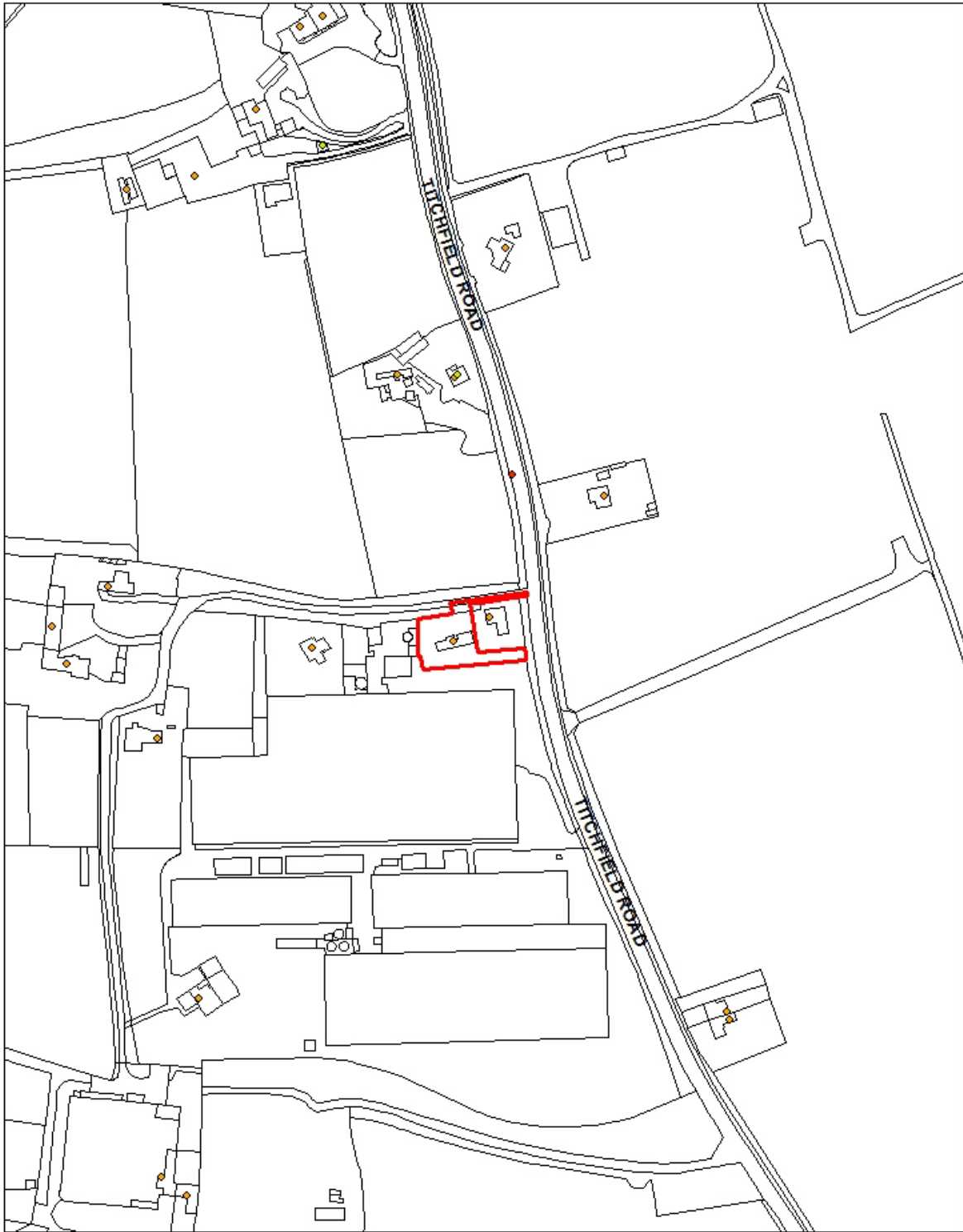
PERMISSION

Background Papers

P/16/0931/FP

FAREHAM

BOROUGH COUNCIL



293b Titchfield Road
Scale 1: 2,500



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