

**P/17/0610/CU**

MR & MRS S. CHURCH

**TITCHFIELD COMMON**

AGENT: ROBERT TUTTON  
TOWN PLANNING  
CONSULTANTS LTD

USE OF OUTBUILDING AS A HOLIDAY-LET.

23 CYPRUS ROAD FAREHAM PO14 4JY

***Report By***

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***Site Description***

This application relates to a semi-detached bungalow situated on the western side of Cyprus Road, opposite its junction with Pound Gate Drive. The property has a rear garden measuring over 30 metres in length.

Two outbuildings are sited in the rear garden. The smaller of the two is sited in the bottom of the garden adjacent to the western rear garden boundary. The larger of the two outbuildings, subject of this application, is sited in front of the smaller outbuilding. Both outbuildings were erected under householder permitted development rights and did not require planning permission.

***Description of Proposal***

The application seeks planning permission for a change of use of the larger garden outbuilding to a holiday-let use. The planning unit would remain as one with the main house being used as a family dwelling. The larger outbuilding would be used as accommodation on a short-let for holiday makers. As explained above, the outbuilding was constructed under householder permitted development rights and did not require planning permission. Recently, roof maintenance works have been completed which increased the height of the outbuilding. Subsequently, in March 2017, planning permission was granted by the Planning Committee to retain the new roof.

The outbuilding is 12 metres long, 4.5 metres wide and 3.3 metres high. A new access to the outbuilding would be provided from the front of no. 23 Cyprus Road, via a gated footway to the south side of the dwelling and the rear garden.

The outbuilding would be fitted out to provide a kitchen/living room, a bedroom and a bathroom. In addition to the internal accommodation, there would be a blocked-paved area and raised decking in the garden for the use of residents of both the main dwelling and the holiday-let.

The frontage of the dwelling would provide three car parking spaces, two for the residents of 23 Cyprus Road and one for the holiday-let users.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

## **Development Sites and Policies**

DSP2 - Environmental Impact

### ***Relevant Planning History***

The following planning history is relevant:

<b><u>P/17/0044/FP</u></b>	<b>Retention of new roof to outbuilding and change to windows and doors.</b>
APPROVE	24/03/2017

### ***Representations***

Nine letters of representation have been received. This includes eight letters of objection received from five households. The objections are made on the following grounds:

- Inadequate car parking provision, development will result in on-street car parking;
- Will set a precedent;
- Out of keeping and character of the area;
- Noise;
- Could be used for working holiday let;
- Residential use in the back garden;
- The case of 47 Cyprus Road is different;
- No access from Oaklands Way;
- No connection to storm water drainage;
- Impact on residential amenities;
- Could be used as workers' permanent accommodation;
- The internal layout suggests possibility of division to two separate units;
- Risk of fire;
- Raised decking would lead to loss of privacy;
- Visual impacts;
- Outbuilding too close to the boundary;

### ***Planning Considerations - Key Issues***

Impact on the character of the area

The predominant character of the area surrounding the application site is residential. The outbuilding, being located at the rear of 23 Cyprus Road, is also situated in close proximity to the properties at Oaklands Way, namely nos. 28C and 30. It is proposed to introduce a holiday-let use into this location.

The short term nature of the let indicates a pattern of use involving frequent arrivals and departures likely to be in excess of conventional residential comings and goings due to the frequent trips to visit nearby sights and attractions. This form of occupation is materially different from that of a permanent resident and less likely to be compatible with the established residential properties in the vicinity. A holiday-let use is often characterised by its intensity of activity, throughout the day and later in the evening, for example when holiday-makers may return from a night out.

The introduction of this type of use into a back garden location within a predominantly residential area is considered harmful to its character.

## Impact on living conditions

### Noise and disturbance - additional car trips

Whilst some customers may walk to and from the premises, the majority are likely to use their own car or a taxi. With each trip there is a potential for engine noise, door slamming, car radios and raised voices. This would be particularly detrimental to the residents during early morning and evening hours, when this residential area is ordinarily quiet. During the hours of darkness there is also the potential for disturbance from car headlights.

### Noise and disturbance - the use of side access

The access to the holiday-let is proposed to be provided to the side of no. 23, alongside the boundary with no. 21A Cyprus Road, and via the rear garden. The use of this access, due to frequent comings and goings and associated excitement, would likely cause disturbance to the nearby neighbours, especially during late hours when this residential area is quiet.

### Noise and disturbance - the use of garden area

Some holiday-makers after returning from a night out or other visits may, especially during warmer months of the year choose to socialize in the outdoor garden area, which could give rise to additional noise and disturbance. There would be likelihood of barbeques and other activities taking place in the outdoor area more frequently than it could normally be expected from a single family dwelling. This could happen at various times during a day and evening.

### Noise and disturbance - the use of the outbuilding

It would also not be unusual for holiday-makers to stay up until late evening or night hours. During summer time, the windows in the outbuilding would likely be kept open leading to more noise disturbance in the area where residents currently enjoy peace and quiet in their own homes.

## Summary

The proposed holiday-let at the back of this single family dwelling would create a separate focus of activity tantamount to a new dwelling but with a more significant and adverse effect on the amenities of neighbours. Its occupation is likely to be incompatible with the lifestyles of permanent residents living adjacent and nearby.

As a result the proposed change of use would have an unacceptably harmful effect on the living conditions as regards noise and disturbance for nearby residents and would unacceptably increase the activity at the rear of this residential dwelling to the detriment of the character of the area. This would be in conflict with the Council's Policy DSP2 which seeks to protect residential environments from adverse impacts, including noise, and Policy CS17, which requires development to respond positively to and be respectful of the key characteristics of the area.

The submitted Planning Statement states that the proposal would generate 'valued benefits to the local economy'. However, it does not offer a further explanation of the sorts of benefits it would generate or what demonstrable need for this type of accommodation there is in the Borough. There are no clear benefits which might outweigh the undue disturbance the use would cause to the living conditions of the nearby residents and the character of the area.

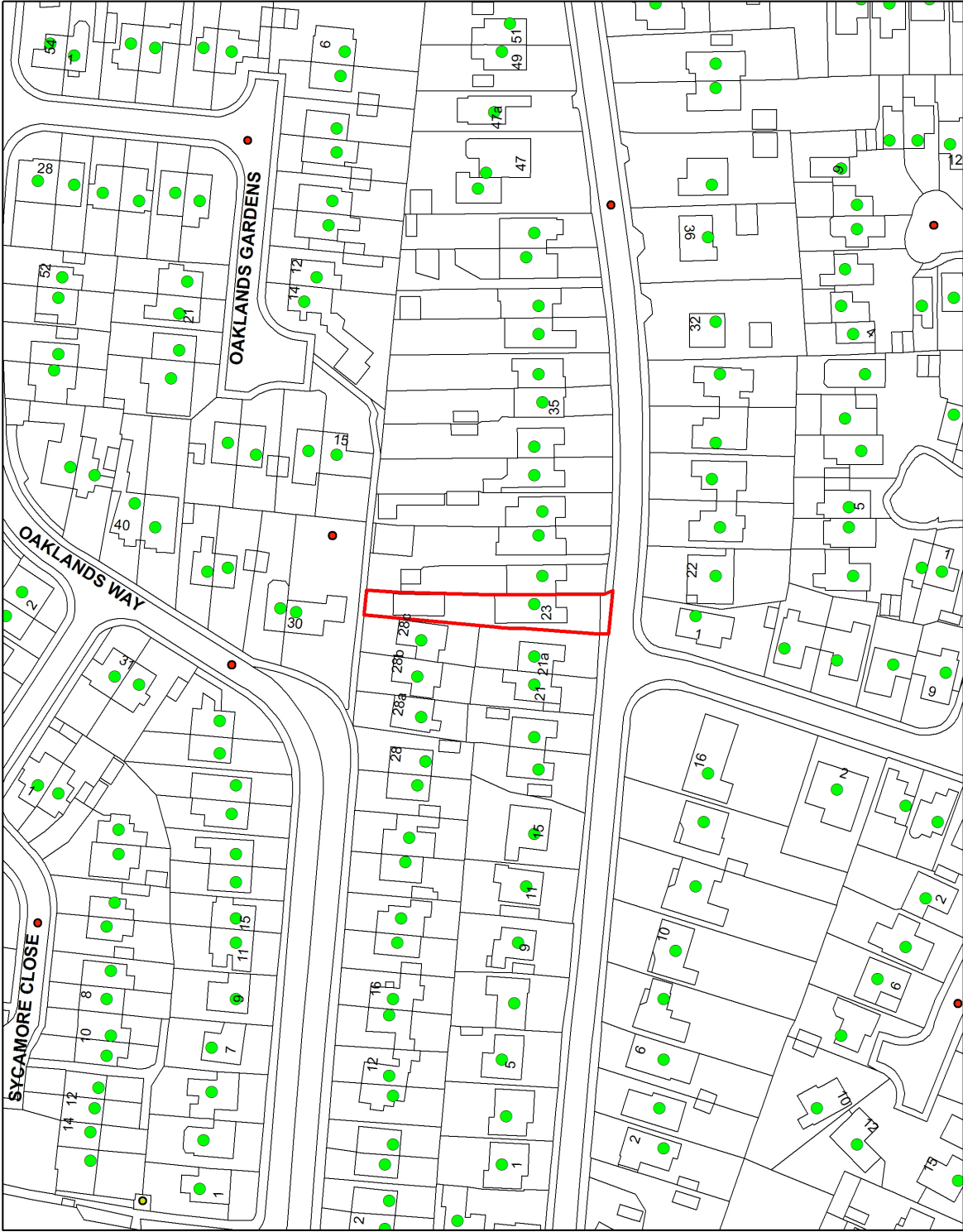
## ***Recommendation***

## REFUSE

The proposed development would be contrary to Policy DSP2 of the Local Plan Part 2:Development Sites and Policies Plan and Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that the proposed use would have an unacceptably harmful effect on the living conditions as regards noise and disturbance for nearby residents and would unacceptably increase the activity at the rear of this residential dwelling creating a separate focus of activity tantamount to a new dwelling to the detriment of the character of the area.

# FAREHAM

BOROUGH COUNCIL



23 Cyprus Road  
Scale 1:1250



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