

**OFFICER REPORT FOR COMMITTEE**  
**DATE: 12/12/2018**

**P/18/1197/FP**  
**MR SAM BOND**

**WARSASH**  
**AGENT: MR ROBERT NARRAMORE**

RETENTION OF SLIDING GATE AND NEW FENCING TO FRONT GARDEN

85 CHURCH ROAD, WARSASH, SOUTHAMPTON, SO31 9GD

***Report By***

Jon Snook– direct dial 01329 824703

**1.0 *Introduction***

- 1.1 The planning application has been called before the Planning Committee by Ward Councillor Cartwright. The reasons provided by Councillor Cartwright were the overdevelopment of the site, that the development was out of keeping with the character with the area and that he had been asked by local residents to represent them at the Committee.

**2.0 *Site Description***

- 2.1 The site consists of a semi-detached two storey house located on the eastern side of Church Road, Warsash. There are other similar properties located in the area.

**3.0 *Description of Proposal***

- 3.1 The part retrospective planning application has been made for the retention of a front boundary sliding gate and development of brick pillars with insert timber slats to the front garden boundary.

**4.0 *Policies***

- 4.1 The following policies apply to this application:

**Adopted Fareham Borough Core Strategy**  
CS17 – High Quality Design

**Adopted Development Sites and Policies**  
DSP3 – Impact on Living Conditions

**Other Documents:**

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015

**5.0 *Relevant Planning History***

- 5.1 The following planning history is relevant:

<b>P/17/1434/FP</b>	<b>GARAGE TO SIDE EXTENSION AND FRONT CANOPY, ALTERNATIVE TO P/17/0488/FP (RETROSPECTIVE APPLICATION)</b>
<b>APPROVE</b>	23 <sup>rd</sup> February 2018
<b>P/17/0488/FP</b>	<b>GARAGE TO SIDE OF DWELLING WITH PITCHED ROOF PARTIALLY OVER EXISTING GROUND FLOOR EXTENSION, NEW LANDING WINDOW, PORCH ROOF TO FRONT, OUTBUILDING AND RAISED DECKING IN REAR GARDEN</b>
<b>APPROVE</b>	27 <sup>th</sup> July 2017
<b>P/16/1275/FP</b>	<b>RETENTION OF SIDE AND FRONT GARDEN WALLS AND RAISED GROUND LEVEL AT FRONT (PART RETROSPECTIVE)</b>
<b>APPROVE</b>	10 <sup>th</sup> December 2016

## **6.0 Representations**

6.1 There has been a total of five letters of representation in relation to this application, however three of the representations came from individuals connected to one specific premises. The comments related to this planning application are summarised as follows: -

- That the application is retrospective
- That it is the fourth retrospective planning application
- The gate is not in keeping with surrounding properties and built above the permitted height
- That the fence would be out of keeping with surrounding properties
- That the existing wall is quite high enough without the addition of a fence
- That the development would change the garden into a compound rather than a garden.
- The pillars are being increased to an unacceptable height
- That the wooden slats in the wall will further restrict light

## **7.0 Consultations**

There has been no internal or external consultations with regard to this application.

## **8.0 Planning Considerations**

8.1 The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Character of the area
- b) Impact in living conditions of neighbouring residents

## 8.2 Character of the area

- 8.3 The semi-detached property sits in a reasonable size plot and is set back from the roadside. The natural ground level in front of the property slopes down from the adjacent pavement to the front of the house with around a metre difference in height. The ground level has however been built up, as part of a separate planning application, to create a level surface.
- 8.4 There is a mixture of boundary treatments in Church Road with a number of properties being secluded behind hedges, high fences and brick walls. It is noted that directly opposite and a couple of doors away from the application site, there are examples of a 6ft high timber panel fence enclosing the gardens.
- 8.5 The Fareham Borough Council Design Guidance Supplementary Planning Document outlines that front boundary treatments should 'reflect the positive aspects of the streets character and where possible enhance it'.
- 8.6 Whilst the inclusion of the boundary sliding gate is unique within Church Road, it is proportionate in height, being only 1.4 metres high, and when balanced with the surrounding boundary wall with timber slat panels, it is not considered to be out of keeping with the area and street scene.

## 8.7 Impact in living conditions of neighbouring residents

- 8.8 Further assessment has been carried out as to whether the proposed boundary treatment would result in a negative impact upon the neighbouring properties. In the case of the property located to the north of 85 Church Road, there is a high hedgerow which provides an additional barrier between the two front gardens. The attached property to the south of the application site benefits from the front garden being open to sunlight from the south. Therefore, it is considered that the development would not result in an adverse impact for either of the properties.
- 8.9 It is worthy to note that under permitted development rights by itself a 2-metre-high wall could be erected along the party wall boundaries without planning permission, whilst a 1 metre high wall/gate/fence could be erected along the front wall, which adjoins a highway used by vehicular traffic, without planning permission. The front boundary treatment, subject to this application, measures 1.4 metres and therefore exceeds the permitted development rights by just 0.4 metres

## 8.10 Conclusion

- 8.11 In summary, the application has been assessed and there is no adverse impact upon the light, privacy of adjoining properties. The development is not considered to be harmful to the appearance, character or street scene.
- 8.12 The proposals accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies.

## 9.0 ***Recommendation***

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before 12<sup>th</sup> December 2021.  
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development shall be carried out in accordance with the following approved documents:
  - a) Existing Garden Elevations
  - b) Propose Garden Elevations
  - c) Location PlanREASON: To avoid any doubt over what has been permitted.

## 10.0 ***Background Papers***

P/18/1197/FP

# FAREHAM

BOROUGH COUNCIL



85 Church Road  
Warsash  
Scale 1:1,250



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