

P/13/0277/FP

MR MARCEL KRALT

ERECTION OF OUTBUILDING

231 HUNTS POND ROAD TITCHFIELD COMMON FAREHAM HANTS PO14 4PJ

TITCHFIELD COMMON

AGENT: MR MARCEL KRALT

Report By

Susannah Emery Ext 2412

Site Description

This application relates to a detached dwelling within the urban area to the east side of Hunts Pond Road just to the north of the junction with Abshot Road. The dwelling sits on an 'L' shaped plot as the rear garden extends to the rear of the adjacent commercial property to the south.

Description of Proposal

Planning permission is sought for the erection of a detached outbuilding measuring 7 metres in width, 4.1 metres in depth with a ridge height of 4.7 metres. The outbuilding would be used as a summer house and store. The building would be timber clad with a man-made slate roof.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Representations

One letter has been received objecting on the following grounds;

- the location of the outbuilding would be directly behind our back garden and it extend approx half the width of our garden
- An outbuilding with velux rooflights at a height of approx 5m will be an eyesore from our property
- loss of light to south facing garden and rear of dwelling
- Detrimental impact on quality of living
- Casting a large portion of our garden into shade

Planning Considerations - Key Issues

The proposed outbuilding would be sited to the rear of the objectors property (No.26 Fragorum Fields) and would be positioned one metre from the 1.8m boundary fence. A concrete hardstanding has recently been laid down and the building would be sited on this hardstanding. The distance from the rear elevation of the neighbouring property to the outbuilding would be approx 11 metres. The outbuilding would measure 4.7 metres in height being single storey with a single rooflight. The proposal as submitted was for a building with gable ends to either end. An amended plan has been sought to introduce barn hipped gables to reduce the bulk of the roof as viewed from the objector's property. In light of this amendment officers do not consider that the proposal would have a detrimental impact on the amenities of the neighbouring property in terms of loss of light or outlook.

The proposed building would not be visible from any public vantage points and would

therefore have no detrimental impact on the visual appearance of the area.

The proposal is considered to comply with the relevant policy of the Fareham Borough Core Strategy and is considered acceptable.

Reasons For Granting Permission

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, or 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

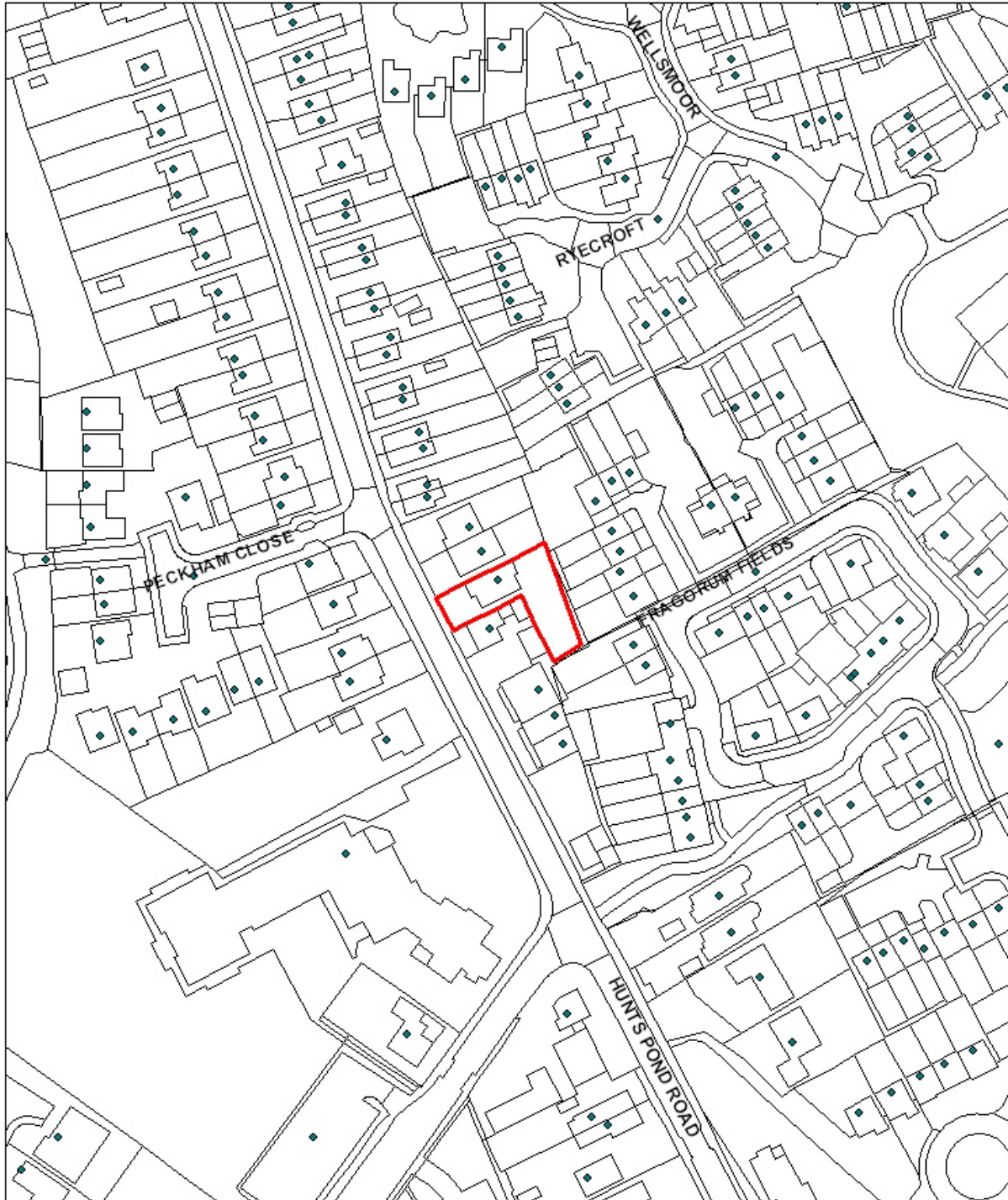
PERMISSION

Background Papers

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FAREHAM

BOROUGH COUNCIL



231 HUNTS POND ROAD
SCALE 1:1250

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