

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 20/02/2019**

**P/18/0809/VC  
MR MILES DORAN**

**TITCHFIELD  
AGENT: CRITCHLEY  
ARCHITECTURE AND DESIGN**

NEW DWELLING (ALTERNATIVE TO PERMISSION GRANTED FOR NEW DWELLING UNDER REFERENCE P/17/0937/FP); FENESTRATION CHANGES, ENTRANCE GATE/WALLS & PIERS AND REAR RAISED PATIO WITH PRIVACY SCREEN (RETROSPECTIVE APPLICATION)

293B TITCHFIELD ROAD, TITCHFIELD, FAREHAM, PO14 3ER

### ***Report By***

Kim Hayler – Direct dial 01329 824815

#### ***1.0 Introduction***

- 1.1 Planning permission was granted in September 2017 for the construction of a bungalow on the site (our ref P/17/0937/FP).
- 1.2 The bungalow has been completed and this application seeks consent for a number of changes and additions to the previously approved plans as detailed below.

#### ***2.0 Site Description***

- 2.1 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 properties as well as the site itself. The site lies outside of the defined urban settlement boundaries and within the Meon Gap (strategic gap).
- 2.2 The site is hard surfaced with a mixture of tarmac and block paved finishes. There is a timber outbuilding with an area of grass in front in the south-eastern corner of the site which is subject of the following application on the agenda.
- 2.3 There are two touring caravans on the site.

#### ***3.0 Description of Proposal***

- 3.1 Permission is sought for fenestration changes to the bungalow; changes to the previously approved entrance gate/walls and piers; changes to the location of the soakaway and cesspit and approval for a raised patio which has been erected to the rear of the bungalow.

- 3.2 The submitted plans show a 1.8 metre high privacy screen to be erected along the eastern, side elevation of the raised patio.

#### **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**

DSP2 – Environmental Impact

DSP3 – Impact on living conditions

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

- 5.1 The following planning history is relevant:

<b>P/18/0811/VC</b>	Variation of Condition 2 of planning application P/16/0931/FP (retention of storage shed) to use outbuilding as an external laundry with toilet and shower See following report on this agenda.
<b>P/17/0937/FP</b> <b>APPROVE</b>	Proposed dwelling (alternative to permission granted for new dwelling under reference P/17/0355/FP) 14 September 2017
<b>P/17/0355/FP</b> <b>APPROVE</b>	Proposed bungalow (alternative to permission granted for new dwelling under reference P/16/0691/FP) and new entrance gates, brick walls and piers 26 April 2017
<b>P/16/0691/FP</b> <b>APPROVE</b>	Alterations to roof and elevations, and extension of existing amenity building/day room to create a single dwelling house (use class C3) 15 September 2016
<b>P/16/0931/FP</b> <b>APPROVE</b>	Storage shed - (Retrospective application) 16 December 2016

## **6.0 Representations**

6.1 Seven objections have been received raising the following issues:

- The entrance gate, walls and piers contradict the conditions stated in the appeal decision which required a scheme for hedges, trees and shrubs;
- The entrance gate, walls and piers are built on land not within the ownership of the applicant;
- The entrance gate, walls and piers restrict access for larger vehicles and also prevent small vehicles from passing each other;
- The entrance gate, walls and piers are incongruous features on the land;
- The raised patio is less than one metre from the garden fence of 293 Titchfield Road;
- Loss of privacy; a privacy screen is not a solution;
- The screen will put the garden of 293 Titchfield Road in shade.

## **7.0 Consultations**

EXTERNAL

### **Hampshire County Council (Strategic Transport) -**

7.1 The proposals will not have any effect on the Stubbington Bypass project. The land required for the project under licence is to the north of the private track opposite 293 Titchfield Road.

## **8.0 Planning Considerations**

8.1 Each element of the proposal is assessed in turn.

### **a) Changes to fenestration**

8.2 The windows and front door differ slightly in their design to that previously approved. Furthermore, the windows have been installed slightly higher than that originally approved.

8.3 These changes do not materially impact upon the overall design of the bungalow or the character and appearance of the area.

8.4 The neighbour to the east of the property is concerned that the increase in height of the front, north facing window impacts upon their privacy. The

distance from this window to the neighbour's property, measured obliquely is 10 metres, with intervening screening. Officers have concluded that in light of this distance the living conditions of the occupiers of the neighbouring property are not harmed as a result of these changes.

**b) Walls/gates/piers**

8.5 New fencing, wall and piers have been erected along the front, northern boundary of the site. There are allegations from adjacent land owners that the applicant has moved the front boundary northwards onto land not within his ownership. This is a civil matter between the parties involved.

8.6 Hedging has been planted either side of the new fencing.

8.7 The property is situated off a private lane; in visual terms the front boundary and entrance do not materially harm the character and appearance of the area.

**c) Raised patio and screening**

8.8 A raised patio/terrace has been constructed to the rear south eastern corner of the property measuring 4.2 metres by 4.5 metres. The patio is approximately 650 mm above the ground level.

8.9 The patio is approximately one metre from the boundary with 293 Titchfield Road. There is a 1.8 metre high fence on this boundary, however, due to its height, when the patio is in use, there are clear views into the neighbour's garden. The submitted plans show a 1.8 metre high privacy screen to be erected on the patio along its eastern side. With the screening proposed, officers are satisfied the privacy of the occupiers of the neighbouring property would be protected.

8.10 The neighbour has raised concern that the screen would shade their garden. The garden is south facing and over 20 metres wide. The screen would be situated towards the back part of the garden behind an existing outbuilding in the neighbour's garden. Officers do not consider the screen would materially harm the living conditions of the occupiers of the neighbouring residential property.

**d) Other matters - changes to the location of the cesspit and soakaway**

8.11 A new larger cesspit has been installed which serves both the dwelling and the outbuilding. It has been installed further east within the rear of the site than that previously approved, just behind the south western rear boundary of 293 Titchfield Road.

- 8.12 Six Aqua cell soakaway crates have been installed to the front, north of the property; previously the soakaway was shown to be installed to the western side of the property.
- 8.13 The works to the property, including the drainage works have been overseen by Building Control Approved Inspectors.

**e) Summary**

- 8.14 The proposals are not considered likely to have a materially adverse impact on the character or appearance of the area or the living conditions of neighbours. The application is found to accord with the relevant policies of the adopted development plan and it is recommended that planning permission be granted.

**9.0 Recommendation**

- 9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be retained only in accordance with the following approved plans:
  - a) Site plans – 1322 – 121;
  - b) Proposed site plan – 1322 – 122 Rev C;
  - c) Proposed floor plans – 1322 – 421;
  - d) Proposed elevations – 1322 – 521;
  - e) Proposed boundary wall elevations – 1322 – 522.

REASON: To avoid any doubt over what has been permitted.

2. Notwithstanding the provisions of the Schedule of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any subsequent Order revoking and re-enacting that Order) at no time shall any windows be inserted into the eastern elevation of the dwelling unless otherwise agreed in writing by the local planning authority following the submission of a planning application.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

3. Notwithstanding the provisions of Classes A, B, C or E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no extensions, no additions or alterations to the roof, and no outbuildings shall be constructed within the curtilage of the dwelling house hereby approved unless first agreed in writing with the local planning authority following the submission of a planning application.

REASON: To protect the outlook and privacy of the adjacent residents; to protect the character and appearance of the countryside.

4. Within six weeks of the date of this decision notice a 1.8 metre high opaque privacy screen shall be erected on the patio/terrace along its entire eastern side. The 1.8 metre high privacy screen shall be retained in that condition at all times.

REASON: To protect the privacy of the adjacent residents.

5. No more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site any time. No static caravan shall be stationed on the site at any time.

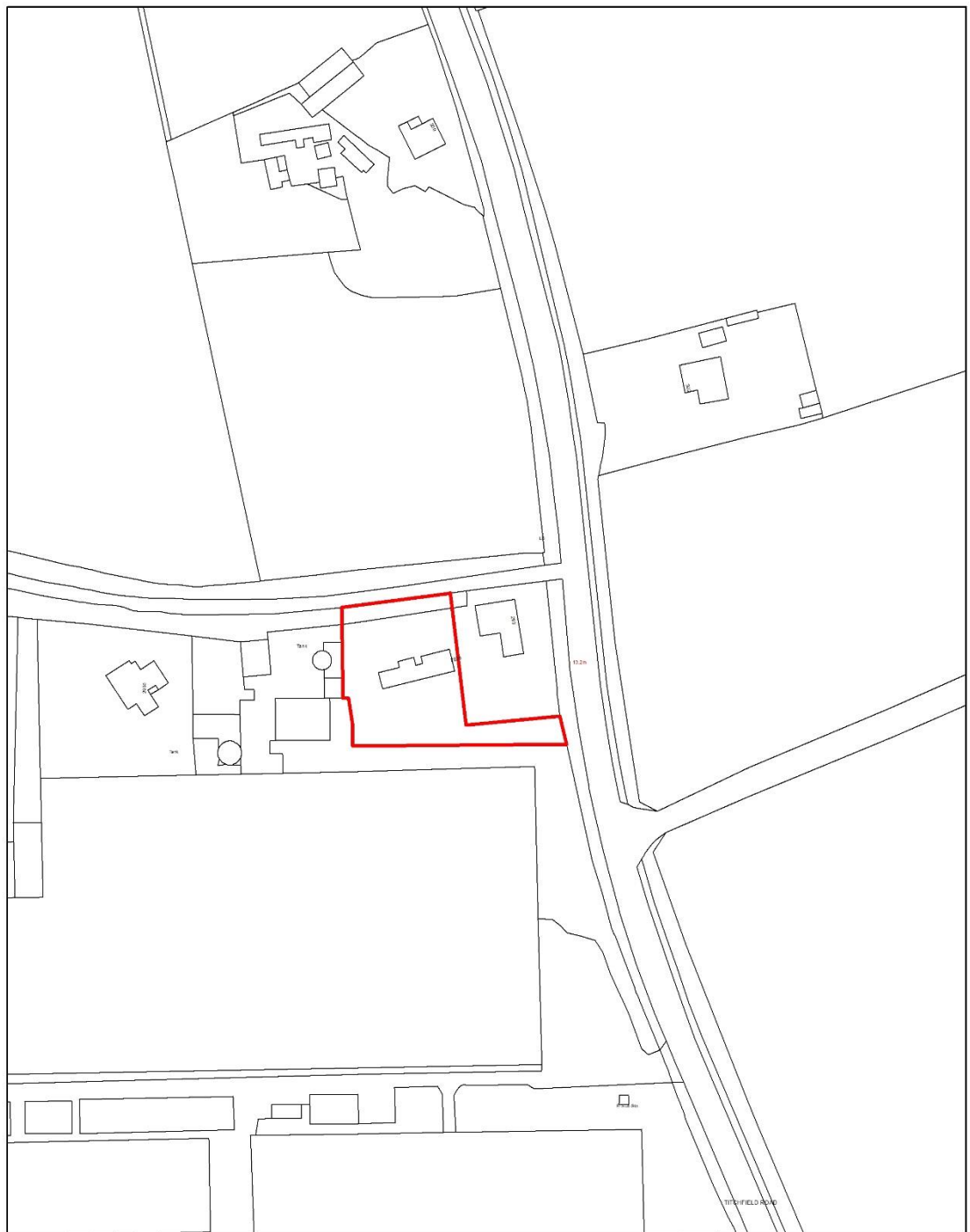
REASON: In the interests of the character and appearance of the area.

6. No commercial activities shall take place on the land, including the storage of materials.

REASON: To protect the living conditions of neighbours.

#### **10.0 Background Papers**

P/18/0809/VC, P/18/0811/VC



293b Titchfield Road

Scale 1:1,250



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