

OFFICER REPORT FOR COMMITTEE

DATE: 20/02/2019

**P/18/0811/VC
MR MILES DORAN**

**TITCHFIELD
AGENT: CRITCHLEY
ARCHITECTURE & DESIGN**

VARIATION OF CONDITION 2 OF PLANNING APPLICATION P/16/0931/FP
(RETENTION OF STORAGE SHED) TO USE OUTBUILDING AS AN EXTERNAL
LAUNDRY WITH WC AND SHOWER

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

Report By

Kim Hayler – Direct dial 01329 824815

1.0 Introduction

- 1.1 This application is reported to the Planning Committee due to public interest.

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 houses 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 enclosed by high level fencing with a set of gates and brick wing walls at the entrance with the lane on its northern side. The site is hard surfaced with a mixture of tarmac and block paved finishes. There is an area of lawn in the south-eastern corner of the site.
- 2.3 Planning permission was granted in 2017 for a new dwelling on the site which has recently been completed. A timber outbuilding located in the south-eastern corner of the site was erected in September 2015 and granted planning permission in 2016 (reference P/16/0931/FP).

3.0 Description of Proposal

- 3.1 Condition 2 of the 2016 planning permission stated:

‘The building hereby permitted shall only be used for storage purposes in connection with the existing residential use of the site and shall not be used for any other purpose at any time including living or sleeping accommodation.
REASON: To protect the living conditions of neighbours.’

- 3.2 This application seeks to vary the condition to allow its use as a wc/shower room, laundry room and storage, incidental to the use of the dwelling on the

site. 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.

- 3.3 One area has a shower and wc, the other a washing machine and the third is used for storage.

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

DSP 2 – Environmental Impact

DSP3 – Impact on living conditions

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/18/0809/VC	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) See preceding report on this agenda.
P/17/0937/FP	Proposed dwelling (alternative to permission granted for new dwelling under reference P/17/0355/FP)
APPROVE	14 September 2017
P/17/0355/FP	Proposed bungalow (alternative to permission granted for new dwelling under reference P/16/0691/FP) and new entrance gates, brick walls and piers
APPROVE	26 April 2017
P/16/0691/FP	Alterations to roof and elevations, and extension of existing amenity building/day room to create a single dwelling house (use class C3)
APPROVE	15 September 2016
P/16/0931/FP	Storage shed - (Retrospective application)
APPROVE	16 December 2016

6.0 Representations

6.1 Four objections have been received raising the following matters:

- The storage shed is only 9 metres from 293 Titchfield Road;
- There are unpleasant smells from the shed toilet while in that area of the garden;
- Bright security light on the shed is activated at all hours;
- Interior lights are often left on all night creating light nuisance;
- Users of the shed look over the boundary fence;
- The application should be refused as there is no need for the facilities now the family has the new dwelling;
- The applicant purposely built the facilities for others living in the touring caravans on the site.

7.0 Planning Considerations

- 7.1 The principle of the outbuilding on the site was accepted previously and permission was granted under planning permission P/16/0931/FP subject to a condition restricting its use.
- 7.2 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, 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. There are no windows or openings facing north towards the neighbour's garden. There is also a 1.8 metre high fence on the boundary with the neighbouring property. A hedge has recently been planted inside this fence.
- 7.3 The building is divided into three small areas, each with a door opening into the application site. The first area is used for storage and is closest to the boundary with the neighbouring property. A toilet and shower are located in the centre. Washing facilities are situated at the southern side of the building which are used daily by the applicant's family. A security light is fitted on the building adjacent to the southernmost door.
- 7.4 A new cesspit has been installed in the south-eastern part of the site which serves both the property and the outbuilding. The area surrounding the outbuilding has been landscaped with turf and block paving.
- 7.5 Although the outbuilding comprises washing and toilet facilities these are used incidental to the residential use of the site. Having considered carefully the concerns raised, Officers are of the opinion there is no material harm arising to the living conditions of neighbours.

8.0 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:

Site plans – 1322 – 131

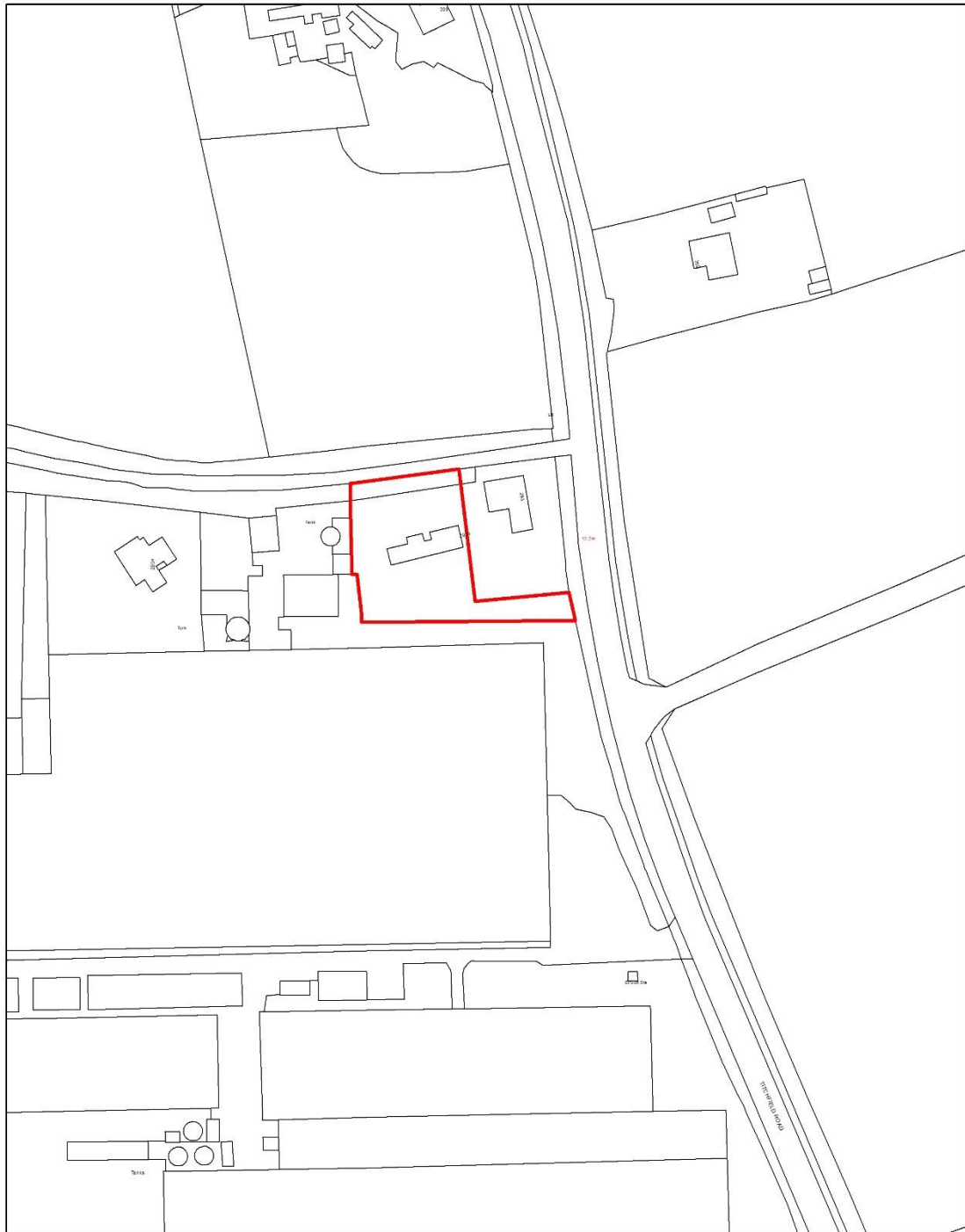
REASON: To avoid any doubt over what has been permitted.

2. The building shall only be used for purposes incidental to the existing residential use of the site and shall not be used for any other purpose at any time including sleeping accommodation.

REASON: In the interests of the living conditions of the neighbouring residential properties.

9.0 Background Papers

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



293b Titchfield Road

Scale 1:1,250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2018