

OFFICER REPORT FOR COMMITTEE
DATE: 18/09/2019

P/19/0761/FP
MRS E MARKS

FAREHAM SOUTH

OUTBUILDING WITH PITCHED ROOF (INCLUDING OVER EXISTING BRICK SHED)

45 LONGFIELD AVENUE, FAREHAM, PO14 1BX

Report By

Lucy Knight – direct dial 01329 824579

1.0 *Introduction*

- 1.1 This application is reported to the Planning Committee as it has been submitted by an employee of Fareham Borough Council.

2.0 *Site Description*

- 2.1 The application site comprises the residential curtilage of a two-storey mid-terraced dwelling located on the south-western side of Longfield Avenue. The property benefits from a large south west facing rear garden.

3.0 *Description of Proposal*

- 3.1 Permission is sought to construct an outbuilding which would be attached to an existing block built shed. The outbuilding would have a pitched roof which would extend over both the existing shed and the new outbuilding. The building would be constructed of rendered blockwork under a tiled roof and is to be used for purposes incidental to the enjoyment of the dwellinghouse.

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

5.0 *Relevant Planning History*

- 5.1 There are no relevant previous applications.

6.0 *Representations*

- 6.1 One letter of support was submitted by the adjacent neighbour to the north west, number 47. No letters of objection were received.

7.0 Consultations

- 7.1 None

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) Impact on neighbouring properties;
- b) Impact on the character and appearance of the area.

a) Impact on neighbouring properties

- 8.2 The outbuilding is to be located towards the rear of the garden. The eaves level would align with the existing shed and the pitched roof would measure 3.6 metres in height. There is a 1.8 metre high close boarded fence on the boundary to the south east. The outbuilding is not considered to cause an adverse impact upon the neighbouring property occupiers due to the siting and orientation of the site. The boundary with the neighbour to the south west is a much lower (approximately 1 metre high) close boarded fence, however, this neighbour has a shed, glass house and garage at the end of their garden and therefore there would be no adverse impact as a result of the outbuilding.

b) Impact on the character and appearance of the area

- 8.3 The proposed outbuilding will be located to the rear south east of the garden. To the rear of the garden is an un-adopted road providing access to the rear garage of the application site and the rear garages of the neighbouring properties. The proposal will not be visible from Longfield Avenue itself and would be marginally visible between garages from the rear access road. The majority of the neighbouring properties have garages or other outbuildings at the rear of the gardens of varying design and sizes and therefore, it is considered that the proposal is in keeping with the character of the area.
- 8.4 The proposal accords with the amenity and design criteria set out in Core Strategy Policy CS17 and would not have an unacceptable adverse impact upon living conditions on neighbouring development in accordance with Policy DSP3 of Local Plan Part 2.

8.0 Recommendation

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

- 1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.

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) Location Plan
 - b) Block Plan
 - c) Elevations (Proposed)
 - d) Floor Plan (Proposed)

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

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