

OFFICER REPORT FOR COMMITTEE

DATE: 13/11/2019

P/19/0911/FP

MR S BLACKBURN AND MR A FRY

WARD: STUBBINGTON

AGENT: MARTIN MOYSE

DETACHED GARDEN OUTBUILDING

2A HAROLD ROAD & 45 GOSPORT ROAD

Report By

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1.0 Introduction

- 1.1 This application is reported to the Planning Committee due to the number of third-party letters received.

2.0 Site Description

- 2.1 This application relates to a pair of semi-detached properties located on the corner of Harold Road where the road adjoins with Gosport Road. No 2a Harold Road fronts onto Harold Road and No 45 fronts onto Gosport Road. The dwellings are set back from the highway by front driveways. The topography of the site is flat with both sites maintaining a consistent ground level. The surrounding area is characterised by residential properties.

3.0 Description of Proposal

- 3.1 The proposal is for the construction of an outbuilding which would span along the rear boundary of No 2a Harold Road and part of the rear boundary of No 45 Gosport Road. The building would be used for storage and a garden room for both properties for purposes incidental to the enjoyment of the dwelling houses. The internal layout of the building enables access via an internal door from within the area of the building sited within No 45.
- 3.2 The building would have a sloped roof with a maximum height of 2.64m on the south western elevation facing onto the host dwellings. The height of the building adjacent to the neighbouring property to the rear would be a minimum of 2.23m. The outbuilding would be finished in painted render with a felt roof.

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:

P/15/0209/FP	Demolition of existing dwelling and erection of pair of semi-detached dwellings
Approve	24 th April 2015

6.0 Representations

6.1 Six representations have been received which raise objection on the following grounds:

- Outbuilding could be used for business use
- PD rights do not apply as the proposal covers two properties
- Excessive height
- Loss of light
- Loss of outlook
- Loss of privacy
- Insufficient room to access pipework for maintenance
- Inappropriate location

7.0 Planning Considerations

7.1 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) The design of the proposal and whether it relates appropriately to the host dwellings and character of the surrounding area
- b) The impact of the proposal on residential amenity

a) Design of the proposal and whether it relates appropriately to the host dwellings and the character of the surrounding area

7.2 The proposed outbuilding would be positioned at the end of the rear gardens of both properties. It would span the entire width of No 2a Harold Road and part of the rear garden of No 45.

- 7.3 There are a number of outbuildings including garden sheds and garages within the nearby gardens. The proposal is considered to be acceptable in size, siting and design terms and would have regard to the character of the surrounding area. Officers therefore consider the proposal is acceptable.

b) The impact of the proposal on residential amenity

- 7.4 The proposed outbuilding would be located within close proximity to the neighbouring property No 43 Gosport Road which is located to the north west of the application site. The south eastern elevation of No 43 Gosport Road faces directly onto the rear gardens of the application sites. In between the existing 1.8m high boundary fences is a small alleyway providing access to the rear garden of No 43. There is a distance of between 1.5m -1.7m between the side elevation of No 43 and the boundary fencing.
- 7.5 No 43 has three windows and one door on the south eastern elevation facing the application sites. One window serves a living area, the door and smaller window serve a utility room and the other window serves a kitchen. The living area has an additional window on the north western elevation. The kitchen has a set of bi-folding doors on the north eastern (rear) elevation, an additional side window on the north western elevation and a number of rooflights providing additional light into this room. It is therefore considered that the proposed outbuilding would not result in any significant loss of light to the windows at No 43.
- 7.6 It is acknowledged that the outlook from these windows would change as a result of the outbuilding. However, having regard to the separation distance between the proposed outbuilding and the windows at No 43. and the modest height of the proposal, it is not considered to result in any significant adverse impact in terms of loss of outlook.
- 7.7 The three sets of French doors within the outbuilding would be positioned on the south-eastern elevation facing onto the host dwellings which is considered not to result in a loss of privacy to neighbouring property occupiers. The outbuilding would serve residential dwellings and therefore this would be unlikely to generate a significant impact in terms of noise and disturbance.
- 7.8 Schedule 2 Part 1 Class E of The Town and Country Planning (General Permitted Development Order) (England) 2015 (as amended) specifies that for an outbuilding to be within permitted development it should have a maximum height of 2.5m if it is constructed within 2 metres of the boundary.
- 7.9 The proposed outbuilding would have a sloped roof with a maximum height of 2.6m. This highest point would be set away from the boundary by

approximately 4.3m and would face onto the host dwellings. The height of the outbuilding closest to the boundary of the site with No 43 Gosport Road would be 2.3m.

- 7.10 Therefore, having regard to the permitted development fall-back position, it is not considered that the proposal would amount to a significant adverse impact on the amenities of the neighbouring occupiers at No 43 Gosport Road.
- 7.11 The proposed outbuilding would be set off the boundary with the adjoining occupier to the north, No 2 Harold Road. No 2 has a similar sized garden to No 2a and as the proposed outbuilding would be located at the rear of the garden and having regard to the modest height of the proposal, it is not considered to have any significant impact on the amenities of the occupiers of No 2 Harold Road.
- 7.12 Concerns have been raised regarding the use of the proposed outbuilding as a business use. The application has been assessed on the basis of the use being incidental to the residential use of the sites, there is no indication that the outbuilding would be used for a business use and this would require a separate planning application should a material change of use occur.
- 7.13 In terms of the maintenance of the guttering, this is not a material planning consideration.

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 the 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:
Proposed Detached Garden Building- August 2019- Drawing No 01

REASON: To provide clarity over what is permitted.

3. The outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling houses.

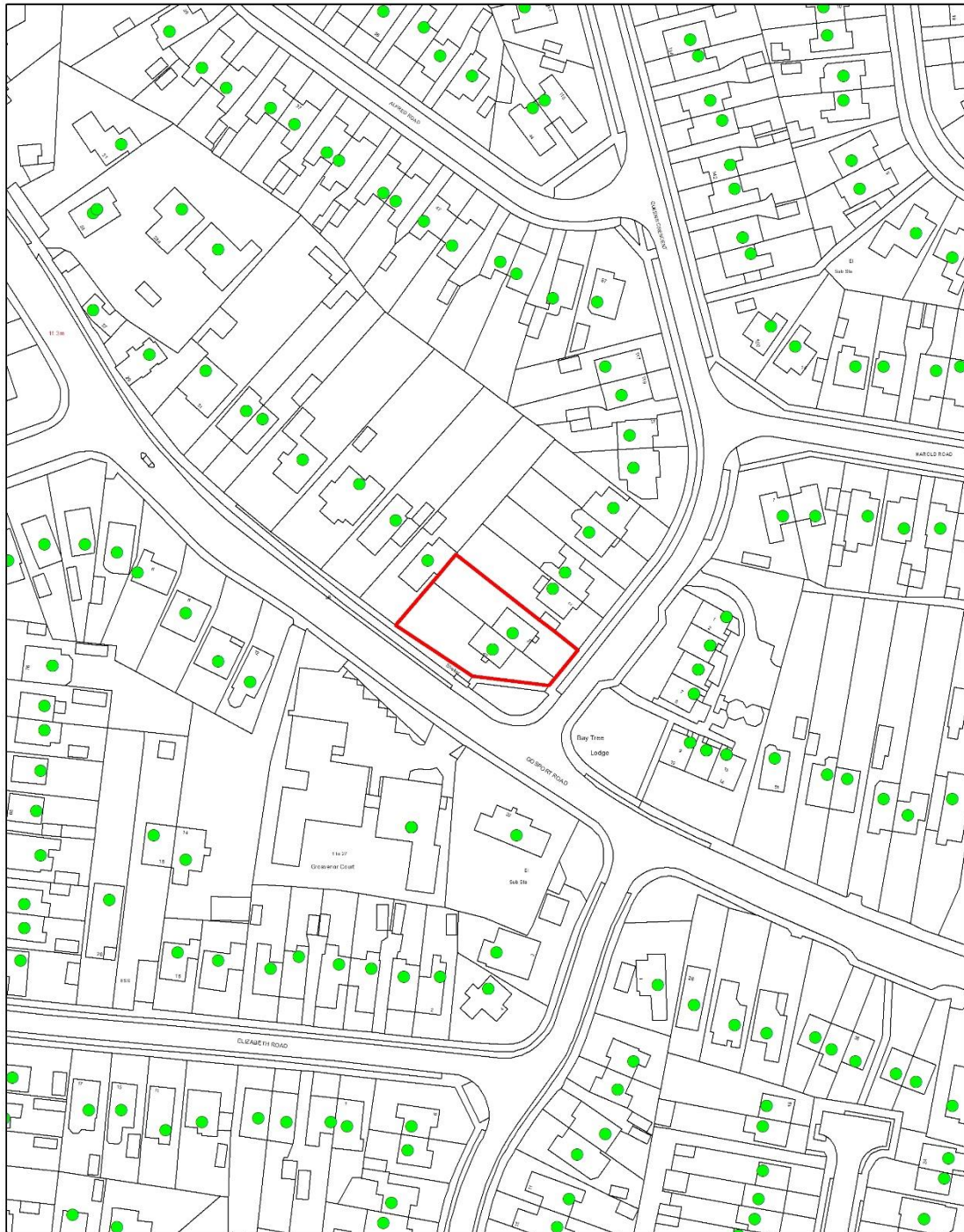
REASON: The use of the outbuilding has been assessed on the basis of a use for purposes incidental to the enjoyment of the dwelling houses.

9.0 *Background Papers*

[P/19/0911/FP]

FAREHAM

BOROUGH COUNCIL



2a Harold Road & 45 Gosport Road

Scale 1:1,250



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