

P/13/0351/FP

STUBBINGTON

MR ROBERT DONOHUE

AGENT: MR ROBERT DONOHUE

ERECTION OF FREESTANDING CAR PORT TO SIDE OF HOUSE

LONGS LANE - NORTHEND HOUSE - FAREHAM PO14 2ET

Report By

Simon Thompson - Ext. 4815

Amendments

This application has been amplified by letter dated 18th May 2013 and plan received on 20th May 2013.

Site Description

This planning application relates to the above property (Northend House), which includes the Stubbington Carpets shop, within the urban area of Stubbington.

Description of Proposal

This application is for a double car port where there is existing parking for two vehicles at least, off a narrow track (which is Longs Lane), just to the north of a public car park.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant. It relates to Derry next door to the east.

P/09/0322/FP

ERECTION OF TWO STOREY SIDE EXTENSION

PERMISSION

29/05/2009

Representations

An email has been received from Derry to the east in Longs Lane, objecting on the following grounds:

- Proposal is not made clear on the plans submitted;
- Overall height would be visually intrusive;
- As the property is also a business, it is not clear whether the new building is for personal, business or combined use;
- Concerned this will lead to increased noise and disturbance through an increase in the number of vehicles using the development both during the day and at night; and
- Please clarify whether the proposed development will act as a precedent for further developments at the same address.

A further email has been received from the same party saying the amplifying details answer the plan and personal use matters, but that their other objections remain.

Consultations

Director of Planning and Environment (Highways) - No objection, subject to a condition that the car port shall remain open and not be closed-in to form garage/s.

Planning Considerations - Key Issues

An amplifying plan has been received of the foot print of the car port and in respect of the property boundaries. This has been the subject of extra public consultation, including with the neighbour who had previously commented above.

The ridge of the car port would be 3.9m high with an eaves height of 2.3m.

The car port would project an acceptable amount (4.5m) in front of Derry next door in Officers' opinion, considering for example the height and form of the car port, its position and off set from Derry's dwelling (approximately 2m from Derry's dwellinghouse nearest front corner), the intervening boundary treatment, and the nearest opening to Derry being a glazed door whose room on plan has a larger alternative window to it that is also south facing.

The Green Oak timber supports and timber cladding would have a rustic feeling for this narrow hedged lane with the proposed slate roof echoing the roof on the existing property at Northend House, but samples of the latter would be needed to ensure a good match, such tiling not being mentioned on the submitted plans either.

The applicant has written in amplification, confirming the car port would be for personal use.

Considering noise/disturbance, the car port would cover an area already open to parking.

On precedent, each planning application is decided on its own merits.

The Council's highways specialist has raised no objection, subject to condition which is recommended to be applied below.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above, the proposal being considered/assessed by Officers for example as not likely to result in unacceptable impacts upon key planning issues (such as on the street scene or character of the area, or upon the amenities of neighbouring properties, or on the local highway network), other material considerations being judged not to have sufficient weight or direction to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. Further to Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

Recommendation

PERMISSION: Samples of roof external materials; car port not to be enclosed or provided with doors.

Background Papers

File P/13/0351/FP and that mentioned in the relevant planning history section above.

FAREHAM

BOROUGH COUNCIL



Northend House
Longs Lane
Scale 1:1250

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