

OFFICER REPORT FOR COMMITTEE

DATE: 02/11/2021

**P/21/1531/FP
MR AND MRS FUGE**

**TITCHFIELD COMMON
AGENT: MR PAUL GOSLING**

PROPOSED DETACHED CARPORT AND STORE (AMENDMENT TO APPROVAL
P/19/0278/FP)

10 SUMMERFIELDS, LOCKS HEATH, SOUTHAMPTON, SO31 6NN

Report By

Lucy Knight – direct dial 01329 824579

1.0 *Introduction*

1.1 This application is reported to the Planning Committee due to receiving in excess of 5 third party objections which are contrary to the Officer recommendation.

2.0 *Site Description*

2.1 This application relates to a site at the end of a small cul-de-sac within Summerfields. The site accommodates a detached two storey property with a forward car port and store.

3.0 *Description of Proposal*

3.1 This application seeks to amend the ground levels of the site in relation to the previously approved carport and a change in the material of the carport/ store to black timber effect composite cladding.

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 upon neighbouring properties

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/19/0278/FP Single Storey Rear Extension (following demolition of the existing conservatory), Garage Conversion, Front Bay Window and Canopy Porch, Detached Carport/Garage

APPROVED 12/04/2019

P/20/0448/FP Proposed Single Storey Rear Extension (following demolition of conservatory), Garage Conversion, Front Bay Window and Canopy Porch, Detached Carport/Garage and Cladding/Rendering to Existing Property (Alternative to P/19/0278/FP)

APPROVED 16/07/2020

6.0 Representations

6.1 Nine letters of objection were received during the 21-day period for comment from eight different households, five properties within Summerfields and three properties within Locks Heath Park Road which raise the following concerns:

- Finished height and size of building not being clear in previous applications due to scaled plans without written dimensions identified.
- Out of character with the area and application property due to black weatherboarding and steeper roof pitch resulting in completely different appearance than the existing Georgian style development.
- Setting a precedent

6.2 The agent submitted comments to address some of the points that were made by the objectors. These points are summarised as follows:

- The officer report for P/19/0278/FP stated that the carport/garage roof would have a suitable pitched roof appearance and would be an appropriate addition to the street scene. The material in this application was described as timber cladding with no colour specified and no condition to submit such detail to the LPA. These approved plans show the carport to have a pitch of 35 degrees and a ridge height of 4.303 metres above ground level.
- The second application which was approved by the planning committee (P/20/0448/FP) was a resubmission of the previous application but with black cladding added to the house. The size and scale of the carport remained the same.
- The ridge level of the building is the same as the previously approved application and the application approved previous to that if the measurement were to be taken from the highest level of ground.

- The objectors' state that the roof pitch is around 45 degrees which is incorrect. The pitch is approximately 33 degrees.
- The objectors state that the carport is 0.5 metres higher than previously approved. This is also incorrect. The carport is the same height as previously approved but appears visually 0.38 metres higher due to the change in the ground level.
- The change in the material was due to consultation with the Building Control department and the applicants were not aware this would not be in compliance with their planning permission.

7.0 Consultations

None

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Background
- b) Impact upon the character and appearance of the area
- c) Impact upon neighbouring properties
- d) Other matters.

a) Background

8.2 Planning permission (P/19/0278/FP refers) was granted on 12 April 2019 for a single storey rear extension, garage conversion, front bay window and canopy porch at 10 Summerfields plus a detached carport/ garage. This car port was proposed forward of the dwellinghouse, at the head of the cul-de-sac in the location of that proposed in this application. The cladding colour of the car port was not specified in this application. The plans were solely annotated as *"timber cladding treated to achieve a Class 0 surface spread of flame"*.

8.3 A further planning permission (P/20/0448/FP) was granted by the Planning Committee at its meeting on 16th July 2020. This second permission was for a single storey rear extension, garage conversion, front bay window and canopy porch, cladding/rendering to the existing property and a detached carport/garage. This second application did not change the size or scale of the car port however it did specify that timber cladding used on the detached car port would be *"painted black"*.

8.4 Development has commenced on site and the car port constructed. Two changes have occurred to the car port and store building during its construction:

- The cladding has been changed to a black cement based timber effect boarding rather than black painted timber cladding; and

- the ground levels to the south western side of the car port have been lowered in order to achieve a flat site for the parking space.

8.5 The key considerations in the determination of this application, therefore, are the impact of the change of the ground levels on the site and the proposed change in external materials on the character and appearance of the area and the amenity of neighbours.

b) Impact upon the character and appearance of the area

8.6 Summerfields is an estate built in the 1980's with mock Georgian style properties. Number 10 is in the corner of a small cul-de-sac within the estate.

8.7 The carport is situated to the front of the property facing the road and looking down the cul-de-sac. The carport/ store has been finished in a black composite cladding. The approved carport/ store was approved most recently by the Planning Committee to be finished with black painted timber cladding. The composite material is visually very similar to that of black painted timber that was approved previously.

8.8 The proposed change in material, is therefore, not considered to significantly alter the appearance of the building from that that was approved in July 2020.

8.9 Furthermore, the cladding is on the side which faces directly onto the application property and the side wall facing south west which is on the side of the store plus the gable ends to the roof. The carport has three open sides. Therefore, the cladding is not considered to be particularly prominent when viewing the proposal from within the Summerfields street scene.

8.10 The carport as previously approved has a ridge height of approximately 4.3 metres high and the site was shown as being flat. However, the site actually slopes from the property in the east of the site down towards the south west and south towards the road. It important to note that for the purposes of a planning assessment that when measuring the height of a building the height is measured from the highest part of the land that the building is situated on. In this regard the finished height of the car port on its north eastern side, closest to the host dwelling to which it serves, remains at 4.3m as per the previously approved plans under P/20/0448/FP.

8.11 The issue has arisen during construction whereby part of the front garden has been dug out in the south western corner to create a more level base for the carport area of the building with a step up of approximately 18cm to the store which is on the higher level of the land as it was previously, closest to the application property.

- 8.12 This results in the ground level on the southwestern side of the building being approximately 0.38 metres lower than was previously approved. The overall finished height, however, remains as previously permitted.
- 8.13 The change in ground levels is not considered to significantly change the impact upon the character and appearance of the area and the proposal is considered to comply with Policy CS17 of the Local Plan Part 1: Core Strategy.
- 8.14 One third party representation has suggested that allowing this application would set a precedent for future applications, however, each planning application is to be assessed on its own merits. Furthermore, in this case the material harm arising from the change in ground levels and the material used on the car port is not considered significant in the context of the planning history.

c) Impact upon neighbouring properties

- 8.15 The carport is approximately 11 metres away from the frontage of the neighbour to the south west of the site (9 Summerfields). There is also existing boundary planting on the neighbouring land which provides some natural screening of the carport and the lowered ground level.
- 8.16 The building is approximately 7.5 metres away from the neighbouring conservatory to the north west and extends across approximately 4 metres of the width of their rear garden which is largely planted along its north eastern boundary and is approximately 13 metres wide.
- 8.17 Given the separation distances above and the fact that at the highest point on the land the car port accords with the previously permitted plans, the proposed 0.38m change down in the ground level for the car port is not considered to adversely impact upon amenity of the neighbouring properties to their detriment.
- 8.18 The proposal is therefore, considered to comply with Policy DSP3 of the Local Plan Part 2: Development Sites and Policies.

d) Other matters

- 8.19 The objections raised that it was not possible to accurately measure the plans on the previous application and so the full size of the building had not been realised previously. The drawings were drawn to scale with the scale identified on the plans and the plans meet all requirements for a planning application.

Conclusions

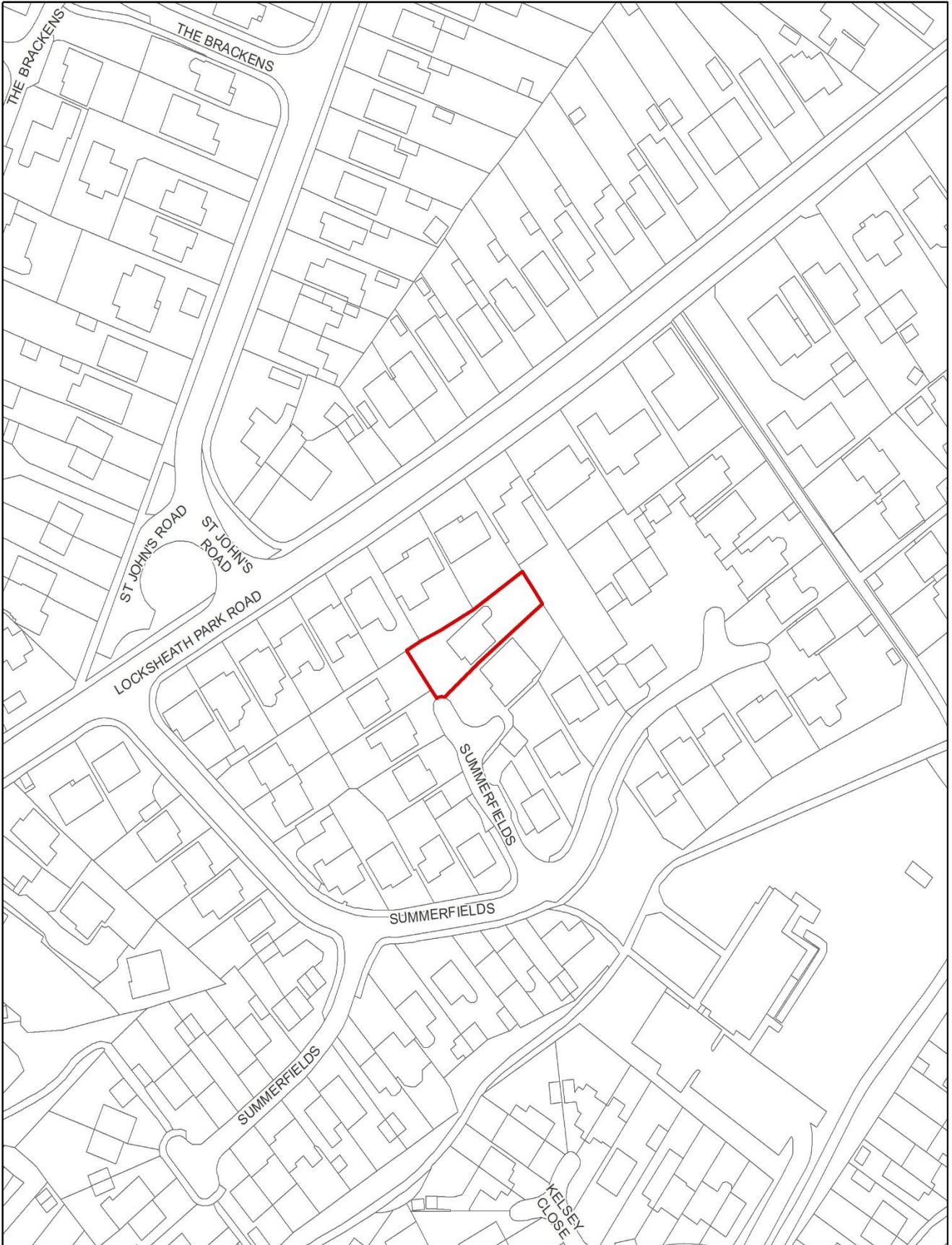
- 8.20 The black composite timber effect cladding is not considered to alter the appearance of the previously approved building such that it will result in an unacceptable impact upon the character and appearance of the area.
- 8.21 The change in ground level is not considered to result in an unacceptable adverse impact upon the amenity of neighbouring properties or the character and appearance of the area.
- 9.0 For the reasons given above officers consider that the proposal complies with Policy CS17 of the Local Plan Part 1: Core Strategy and Policy DSP3 of the Local Plan Part 2: Development Sites and Policies.

9.0 Recommendation

- 9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:
1. The development shall be carried out in accordance with the following approved documents:
 - a) Drawing No: 004 rev A – Proposed PlansREASON: To avoid any doubt over what has been permitted

FAREHAM

BOROUGH COUNCIL



10 Summerfields,
Locks Heath
Scale 1:1250



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