

OFFICER REPORT FOR COMMITTEE

DATE: 14/09/2022

P/22/1046/FP

FAREHAM NORTH

MR P MCDONALD

AGENT: MR O RUSHWORTH

TIMBER GARAGE FOR USE AS ANCILLARY STORAGE FOR THE EXISTING DWELLING

106 FUNTLEY ROAD, FAREHAM, PO17 5EF

Report By

Katherine Alger – direct dial 01329 824666

1.0 *Introduction*

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

2.0 *Site Description*

2.1 This application relates to a detached property located on the northern side of Funtley Road opposite the junction with Lakeside. The host dwelling is set back from the road with its frontage forming a driveway which is approximately 7 metres in depth and includes an area of hardstanding for parking. The frontage is enclosed by a boundary wall of approximately 1.5 metres in height and wooden gate to the road. A tall hedge is located to the west within the grounds of the adjoining property, 108 Funtley Road, and a further boundary wall is located on the eastern side which adjoins a footpath to the recreation area to the rear of the site.

3.0 *Description of Proposal*

3.1 The proposal seeks planning permission for a timber garage for use as ancillary storage for the existing dwelling.

3.2 A timber garage building has already been constructed upon the frontage of the property without the benefit of planning permission. This application seeks to retain the garage building in the same location and with the same sized footprint as at present but proposes alterations to its roof which in turn will reduce its height.

3.3 The current garage measures 3 metres in depth and 4.8 metres wide. It has a pitched roof with a central ridge line approximately 3.35 metres above ground level with 2.5 metre high eaves to the front and back of the building.

- 3.4 The proposal involves replacing the ridged roof with a mono-pitched design which slopes from front to rear. The front of the building would have a height of 2.3 metres which would slope down to 2 metres at the rear.

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

DSP1: Sustainable Development

DSP3: Impact on Living Conditions

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015

5.0 Relevant Planning History/Timeline of application

- 5.1 The following planning history is relevant:

- 5.2 On 11th March 2021 a planning application was submitted for a detached timber garage (Ref P/21/0437/FP). The Case Officer visited the site at a point where the structure had not been constructed, although the concrete hardstanding had been laid and the unconstructed structure was awaiting formal construction. At the time of the site visit, the Case Officer raised concerns with the planning agent that the application could not be supported. The Case Officer also met the applicant on site to discuss the concerns with the proposal.

- 5.3 As a solution could not be found, the application was refused on 4th May 2021, the reason for refusal was as follows:

'The proposed garage by virtue of its scale and prominent location within the front garden would fail to have regard to the spaciousness of the site and the open character of the surrounding area. The proposal is therefore contrary to Policy CS17 (High Quality Design) of the adopted Fareham Borough Core Strategy and Fareham Borough Design Guidance Supplementary Planning Document'.

- 5.4 On 1st June 2021, the Council received reports from a local resident that the garage had been constructed.

- 5.5 On 2nd June 2021, the Council's Compliance Officer visited the site and confirmed that the garage had been constructed without planning permission.

- 5.6 An appeal was lodged on 11th August 2021 against the refusal of planning permission, and the appeal was subsequently dismissed on 1st October 2021.
- 5.7 On the 19th November 2021 an application was submitted for a similar but revised proposal. The main change was that the height of the garage was reduced by 550mm (3.35metres, down to 2.8metres) and the roof design was amended to a fully hipped roof. (Ref P/21/1877/FP).
- 5.8 The Case Officer contacted the agent on the 7th December 2021 advising that after considering the recent appeal, the Council would only support a structure with a fully hipped roof with a maximum height of 1.8m lowered to 1.6m at the rear, in a mono-pitched design.
- 5.9 The applicants were unwilling to make the suggested changes and the second application was refused on the 23rd December 2021. The reason for refusal was as follows:
- 'The proposed garage by virtue of its scale and prominent location within the front garden would fail to have regard to the spaciousness of the site and the open character of the surrounding area. The proposal is therefore contrary to Policy CS17 (High Quality Design) of the adopted Fareham Borough Core Strategy and Fareham Borough Design Guidance Supplementary Planning Document'.*
- 5.10 A second appeal was lodged on the 2nd February 2022, which was subsequently dismissed on 12th April 2022.
- 5.11 On the 20th April 2022 an application was submitted to the Council. However, the Council declined to determine the application as it was substantially the same to the previously refused application.

6.0 Representations

- 6.1 Six representations have been received supporting the application on the following grounds:
- a) Does not affect other properties
 - b) Provides security
 - c) Sympathetic to house
 - d) In-keeping with character of the area
 - e) Built with high quality materials
 - f) High hedge provides screening
 - g) Does not cause disturbance

- h) Does not set precedent

7.0 Consultations

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) Design
- b) Impact on residential amenity
- c) Other matters

a) Design

8.2 Paragraphs 130 and 134 of the National Planning Policy Framework (NPPF) states that planning decisions should ensure that new development is sympathetic to local character including the surrounding built environment and that where new development is not well designed it should be refused especially where it fails to reflect local design policies and supplementary planning documents such as design guides.

8.3 Policy CS17 of the Core Strategy states that all development will be designed to respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form and spaciousness and use of external materials.

8.4 The Fareham Borough Design Guidance Supplementary Planning Document states that the addition of garages or other buildings in front gardens will normally only be allowed in streets where others are found. Front gardens also must be large enough to accommodate them.

8.5 The proposed garage would have a ridge height of 2.3 metres with a mono-pitch roof which would slope down to 2m at the rear. This is a reduction of 500mm compared to the previously refused scheme (Ref P/21/1877/FP). The footprint of the garage would remain the same.

8.6 In the 2021 appeal (Ref APP/A1720/D/21/3276769) the Inspector highlighted that the set back of the host property and the other properties along the northern side of Funtley Road provided a sense of openness that contributed positively to the character of the area. This was also supported by the Inspector in the 2022 appeal decision (Ref APP/A1720/D/22/3291424).

- 8.7 Paragraph 6 of the 2021 appeal stated, *“Due to the modest size of the wider driveway and the insufficient space left between the development the front boundary wall and the front elevation to the house, the garage/storage building appears excessively large, dominant and cramped which is harmful to the open character of the streetscene”*.
- 8.8 Paragraph 7 of the 2022 appeal echoed the views of the previous Inspector and stated that *“the size of the front garden area is not sufficient to accommodate a garage of the size and footprint proposed”*.
- 8.9 The footprint and location of the garage remains the same and therefore the concerns raised regarding the location of the garage by both of the Planning Appeal Inspectors have not been addressed.
- 8.10 Both Inspector’s acknowledged that there are no similar developments on comparable plots within the surrounding area.
- 8.11 In considering the reduced height of the previous application which was reduced to 2.8 metres the 2022 Inspector stated that *“even with the reduction in height, the proposed garage would still be highly visible over the existing boundary wall.... I accept that the hedge on the western boundary would provide screening, its retention is not within the control of the Appellant. Even so, when approaching from Lakeside opposite the appeal site and from the east of Funtley Road, the proposal would remain visually prominent and would continue to detract from the open character of this part of the streetscene”*.
- 8.12 The latest scheme reduces the garage building to 2.3 metres in height. The garage would remain approximately 0.8m higher than the adjacent boundary wall and because of its overall area will still be highly visible and prominent above the boundary wall within a relatively small and constrained front garden. As highlighted by the Inspector, it would not be possible to impose a condition for the retention of the hedge and therefore if the hedge is removed in the future, this would exacerbate the prominence of the garage. Therefore, the garage would remain visually prominent and would still continue to detract from the open character of the streetscene.
- 8.13 Both Planning Inspectors agree that the proposed external materials being used in the construction of the garage would be acceptable and contrast well with the mixture of materials found in the area. However, they both concluded that this does not outweigh the harm to the character and appearance of the area that would result from the proposed garage.

8.14 The conclusions of the two Planning Appeal Inspectors are material in deciding this application. The footprint remains unchanged, resulting in a cramped development, and the height, whilst reduced further, would still result in a structure that is prominent in the Streetscene. It is therefore concluded that the positioning of the garage within the restricted front garden would be particularly prominent and erode the spaciousness, resulting in significant harm to the character and appearance of the area contrary to Policy CS17 and the Fareham Borough Design Guidance Supplementary Planning Document.

b) Impact on Residential Amenity

8.15 Having regard to the large separation distance between the application site and the neighbouring properties, it is not considered that the proposal would have an unacceptable impact on the amenities of the surrounding occupiers in terms of loss of light, increased sense of enclosure or overshadowing.

8.16 Due to the nature of the use being a residential garage/store, it is not considered that the structure would result in any noise and disturbance to the neighbouring residential occupiers.

8.17 The proposal would therefore comply with Policy DSP3, and not result in an unacceptable adverse impact on the living conditions of neighbouring occupiers. However, this does not outweigh the harm identified by the siting and scale of the garage within a prominent location.

c) Other Matters

8.18 **Provides Security-** This is not a material planning consideration and can therefore not be considered in the determination of this application.

8.19 **Does not cause disturbance-** It is considered that a residential garage for purposes incidental to the main dwellinghouse would not cause noise and disturbance to neighbouring residential occupiers.

8.20 **Does not set precedent-** Should an application be submitted for a similar development within Funtley Road then this will be considered on its own merits.

Summary:

8.21 It is therefore concluded that the positioning of the garage within the restricted front garden would be particularly prominent and erode the spaciousness resulting in significant harm to the character and appearance of the area contrary to Policy CS17 and the Fareham Borough Design Guidance Supplementary Planning Document.

9.0 Recommendation

9.1 REFUSE

- a) The proposed garage by virtue of its scale and prominent location within the front garden would fail to have regard to the spaciousness of the site and the open character of the surrounding area. The proposal is therefore contrary to Policy CS17 (High Quality Design) of the adopted Fareham Borough Core Strategy and Fareham Borough Design Guidance Supplementary Planning Document.

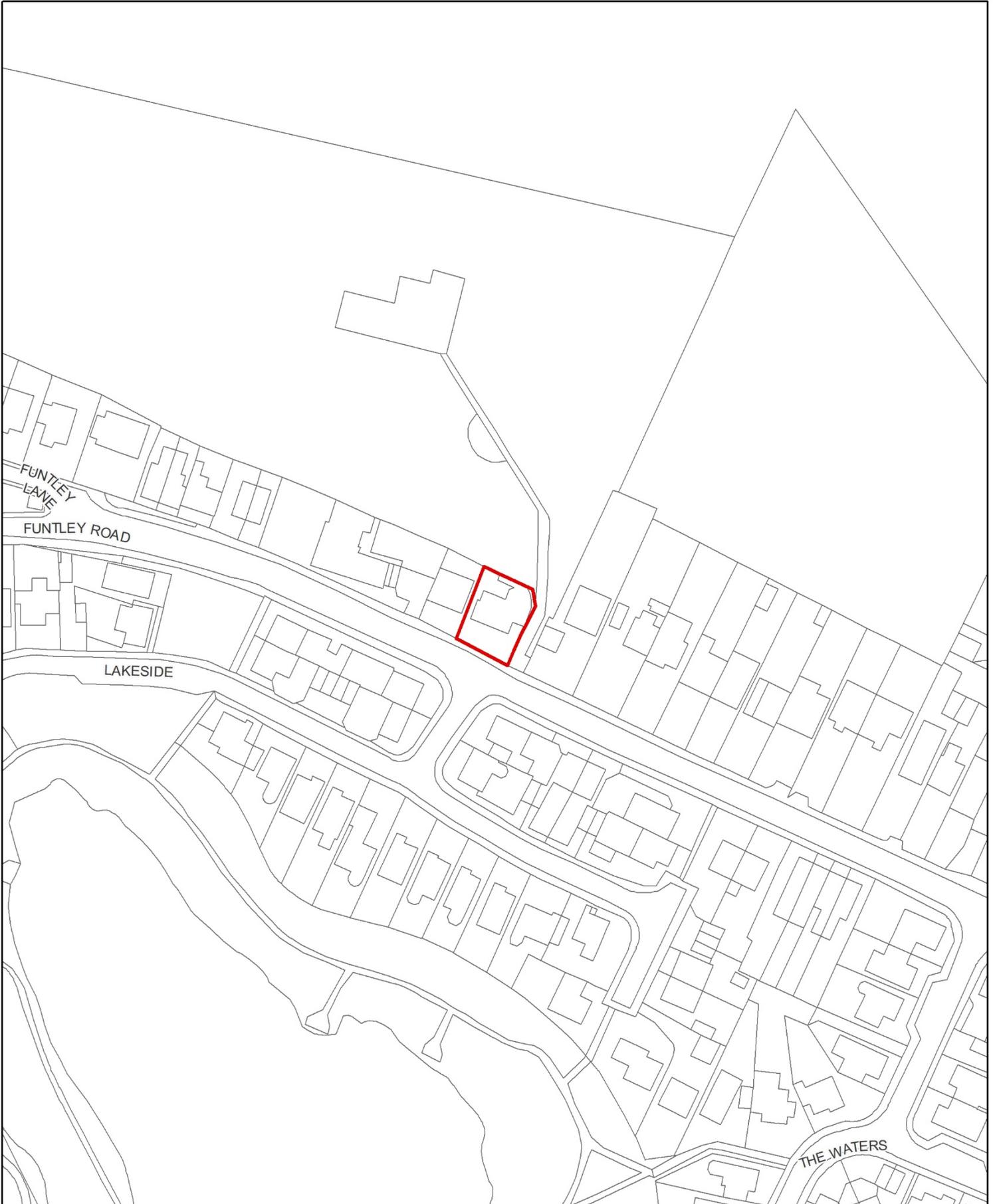
10.0 Background Papers

Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

P/21/0437/FP, P/21/1877/FP and P/22/1046/FP

FAREHAM

BOROUGH COUNCIL



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