

# FAREHAM

## BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY (DEVELOPMENT MANAGEMENT  
PROCEDURE) ORDER 2015

### Planning Decision Notice

Planning Application Reference: **P/23/0249/VC**

Decision Date: **28 March 2023**

Fareham Borough Council, as the Local Planning Authority, hereby **PERMIT** the **Variation of Condition 1 (Approved Plans) of P/22/1338/VC to increase roof height at 71-73 ST MARGARETS LANE, FAREHAM, PO14 4BG as proposed by application P/23/0249/VC** subject to the following conditions:

1. The development shall be carried out in accordance with the following approved documents:
  - a) Drawing No: (pl)06 Revision f – Proposed Site Plans
  - b) Drawing No: (pl)07 Revision d – Proposed Ground Floor Plan
  - c) Drawing No: (pl)08 Revision c – Proposed First Floor Plan
  - d) Drawing No: (pl)09 Revision f – Proposed Elevations Sheet 1
  - e) Drawing No: (pl)10 Revision e – Proposed Elevations Sheet 2REASON: To avoid any doubt over what has been permitted.
  
2. The development shall be undertaken in accordance with the materials detailed within the emails from Richard Goodall dated 27 March 2023 unless otherwise agreed in writing with the Local Planning Authority.  
REASON: To secure the satisfactory appearance of the development.

# **Notes to Accompany Planning Decision Notice**

Planning Application Ref: P/23/0249/VC

Decision Date: 28 March 2023

## **General Notes for Your Information:**

- The approved documents can be obtained by viewing the submitted application online at [www.fareham.gov.uk/planning](http://www.fareham.gov.uk/planning)
- The Council worked positively and proactively with the applicant and their agent to address any issues which came up during the course of the application being considered. A report has been published on the Council's website to explain how a decision was made on this proposal.
- Please contact the officer who handled this application Lucy Knight on 01329 824579 or at [lknight@fareham.gov.uk](mailto:lknight@fareham.gov.uk) if:
  - You would like clarification about this notice
  - You would like to make changes to your permission
  - You are unhappy with this decision or the way it has been reached

## **Right of appeal:**

- The person who made this application has the right to appeal to the Secretary of State against the imposition of any of the conditions this permission is subject to.
- The Secretary of State may decide he will not consider an appeal if it seems to him that, due to statutory requirements, the local planning authority could not have granted permission without the conditions being imposed.
- Appeals must be made within 6 months of the date of this decision notice.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- Appeals are handled by the Planning Inspectorate on behalf of the Secretary of State. Appeals must be made using a form which you can get from:
  - Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN;
  - Or submit online at The Planning Inspectorate website at
  - [www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)
- There is no third party right of appeal for neighbours or objectors.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### **Purchase Notices:**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.

### **What to do next:**

- Please take note of the conditions this permission is subject to. If these conditions are not met, for example if works are not carried out in accordance with the approved documents, the Council has the ability to take enforcement action where necessary.
- This permission relates to town planning. It does not grant other forms of consent which you may need, for example:

#### Building Regulations consent

- Building Regulations legislation sets out technical standards required for the design and construction of buildings.
- For advice please contact The Building Control Partnership:
  - Telephone 01329 824 823
  - Email [bcpartnership@fareham.gov.uk](mailto:bcpartnership@fareham.gov.uk)
  - Website [www.buildingcontrolpartnershipants.gov.uk](http://www.buildingcontrolpartnershipants.gov.uk)

#### Consent for works in the vicinity of a public sewer

- A minimum distance of three metres (for apparatus up to three metres deep) must be maintained between any building and the public sewer. In some cases however, Southern Water will allow buildings to encroach on the public system.
- For further information please contact Southern Water:
  - Telephone 0845 278 0845
  - Website [www.southernwater.co.uk](http://www.southernwater.co.uk)

#### Works affecting neighbours

- Where proposals involve work on party walls or excavations near neighbouring properties, there may be measures required under the Party Wall Act 1996. Fareham Borough Council is not responsible for enforcing the Party Wall Act.
- For further information please see the following guidance:
  - Website [www.gov.uk/party-wall-etc-act-1996-guidance](http://www.gov.uk/party-wall-etc-act-1996-guidance).

**Planning Application Reference: P/23/0249/VC**

**71-73 ST MARGARETS LANE, FAREHAM, PO14 4BG**

**Variation of Condition 1 (Approved Plans) of P/22/1338/VC to increase roof height**

**OFFICER REPORT**

This application seeks to vary condition 1 of P/22/1338/VC to increase the roof height from that previously approved.

This application relates to a warehouse which is located on the eastern side of St Margarets Lane. The site is located behind the Titchfield Festival Theatre Building and is surrounded by fields with residential properties located opposite the site.

Condition 1 of P/22/1338/VC states:

*The development shall be carried out in accordance with the following approved documents:*

- a) Existing Site Plan 21031 (pl) 01*
- b) Proposed Site Plan 21031 (pl) 06*
- c) Existing Ground Floorplans 21031 (pl) 02*
- d) Proposed Ground Floor Plan (pl) 07 Rev D*
- e) Existing First Floor Plan 21031 (pl) 03*
- f) Proposed First Floor Plan 21031 (pl) 08 Rev C*
- g) Existing Elevations Sheet 1 21031 (pl) 04*
- h) Proposed Elevations Sheet 1 21031 (pl) 09 Rev D*
- i) Existing Elevations Sheet 2 21031 (pl) 05*
- j) Proposed Elevations Sheet 2 21031 (pl) 10 Rev A*
- k) Planning Statement*

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

**Planning History**

In March 2022 planning permission was approved for extensions to warehouse building and raising the existing roof to provide additional and improved accommodation (Ref P/22/0255/FP).

In July 2022 a non-material amendment application was approved for the approved application P/22/0255/FP (Ref P/22/0255/MA/A).

In October 2022 an application to vary condition 2 of P/22/0255/FP was approved which included extending the width of the building (Ref P/22/1338/VC).

**Representations**

Two third party letters were received during the 21-day period for comments. One was a question from a neighbouring resident regarding the owner of the application site and the other was a letter of support of the occupiers of the adjacent building.

## **Assessment of variation of condition**

The applicant seeks to vary Condition 1 of planning permission P/22/1338/VC which sought to amend the plans previously approved to extend the warehouse building and raise the existing roof to provide additional and improved accommodation by increasing the width of the building.

The changes to the permitted plans involve an increase in height of approximately 0.8 metres.

The amendments to the plans would not result in any impact on the neighbouring residential properties or industrial units and would not detrimentally alter the appearance of the building.

It is therefore considered that the proposed amendments would be acceptable and would be in accordance with Policy CS17 of the Core Strategy, Policy DSP3 of the Local Plan Part 2: Development Sites and Policies and Policies D1 and D2 of the emerging Fareham Local Plan 2037.

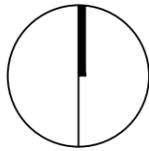
## **Summary**

The proposals accord with Policy CS17 of the adopted Fareham Borough Core Strategy, Policy DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies and Policy D1 and D2 of the emerging Fareham Local Plan 2037.

## **GRANT PLANNING PERMISSION**

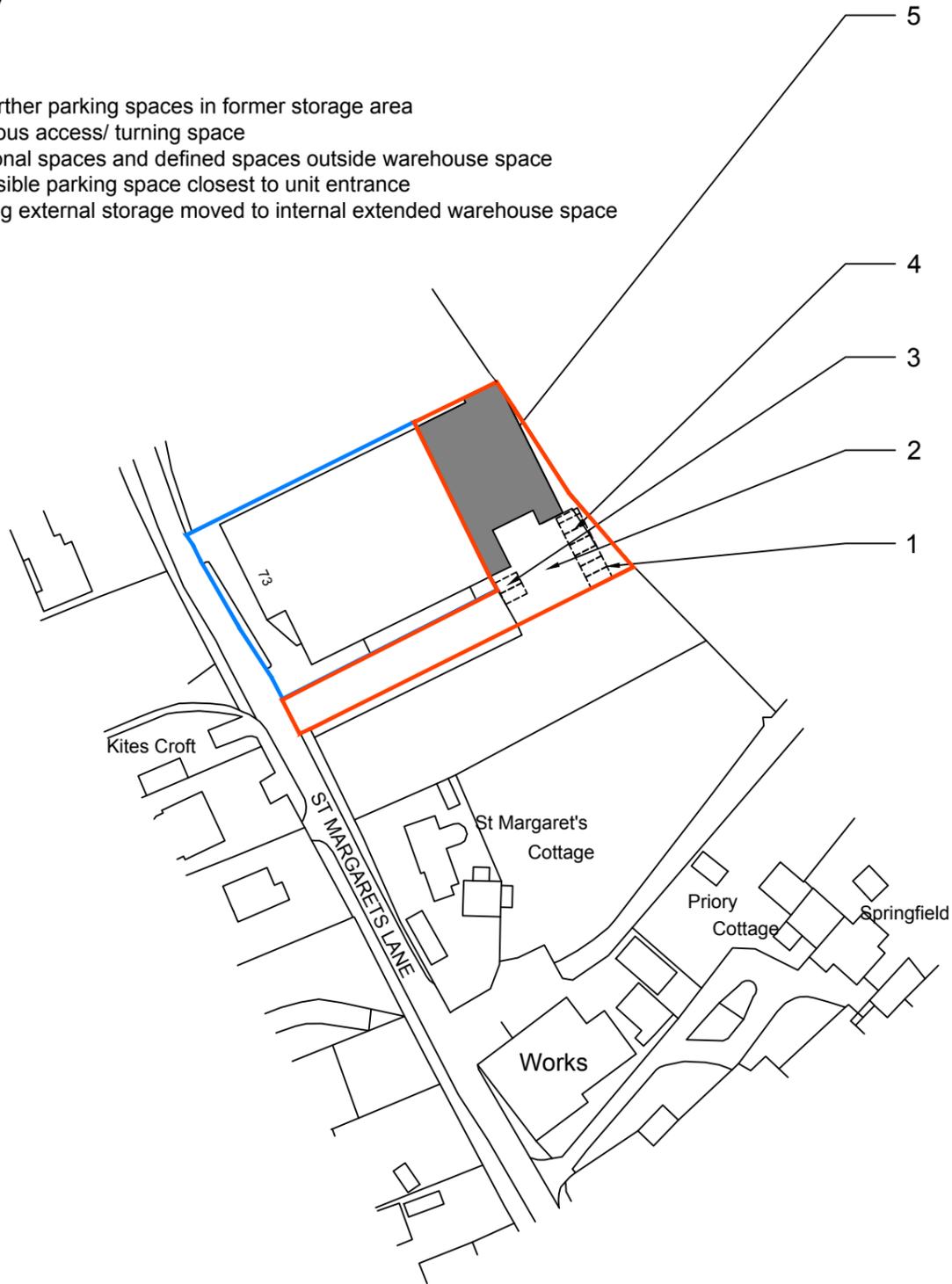
Conditions:

- 1) List of approved drawings;
- 2) Materials



**notes:**

- 1. two further parking spaces in former storage area
- 2. generous access/ turning space
- 3. additional spaces and defined spaces outside warehouse space
- 4. accessible parking space closest to unit entrance
- 5. existing external storage moved to internal extended warehouse space



Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

1 proposed site plan  
scale 1:1250 @ A3



2 proposed site plan  
scale 1:500 @ A3

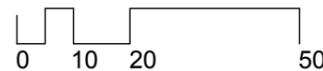
this drawing is not for construction  
this drawing is the property of:  
dwell design  
funtley court,  
funtley hill,  
fareham,  
po16 7uy

**revisions**

- a/14.01.2022/minor update
- b/21.01.2022/minor update
- c/21.01.2022/minor update
- d/26.01.2022/minor update
- e/20.05.2022/outline of building tied with ground floor plan
- f/15.07.2022/larger outline shown

**scale bars**

1:1250



1:500



**scale**

1:1250/ 1:500 @ A3

**date**

november 21

**job name**

Welbro Project Management

**job number**

21031

**drawing number**

(pl)06



**drawing name**

proposed site plans

**status**

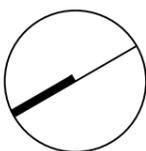
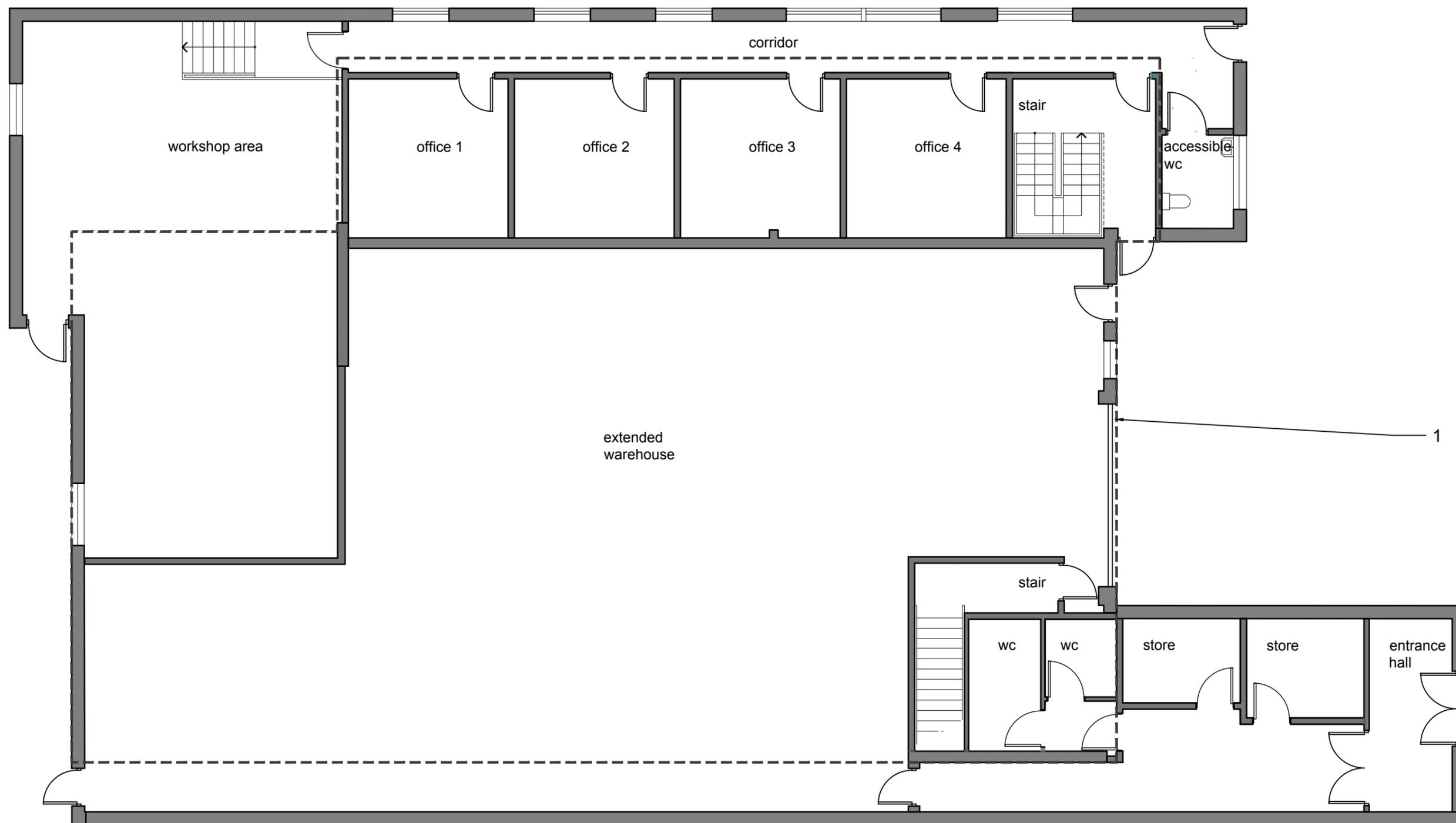
planning

**revision**

f

**notes:**

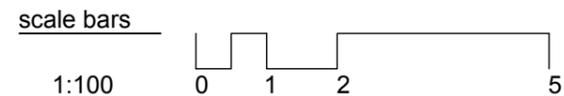
- 1. dashed line denotes outline of previous building



1 proposed ground floor plan  
scale 1:100 @ A3

this drawing is not for construction  
this drawing is the property of:  
dwell design  
funtley court,  
funtley hill,  
fareham,  
po16 7uy

**revisions**  
a/21.12.2021/external door added  
b/14.01.2022/outline of current building shown  
c/15.07.2022/larger build shown  
d/25.07.2022/minor revision



scale  
1:100 @ A3

date  
november 21

job name  
Welbro Project Management

job number 21031 drawing number (pl)07



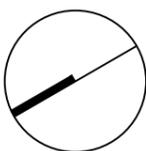
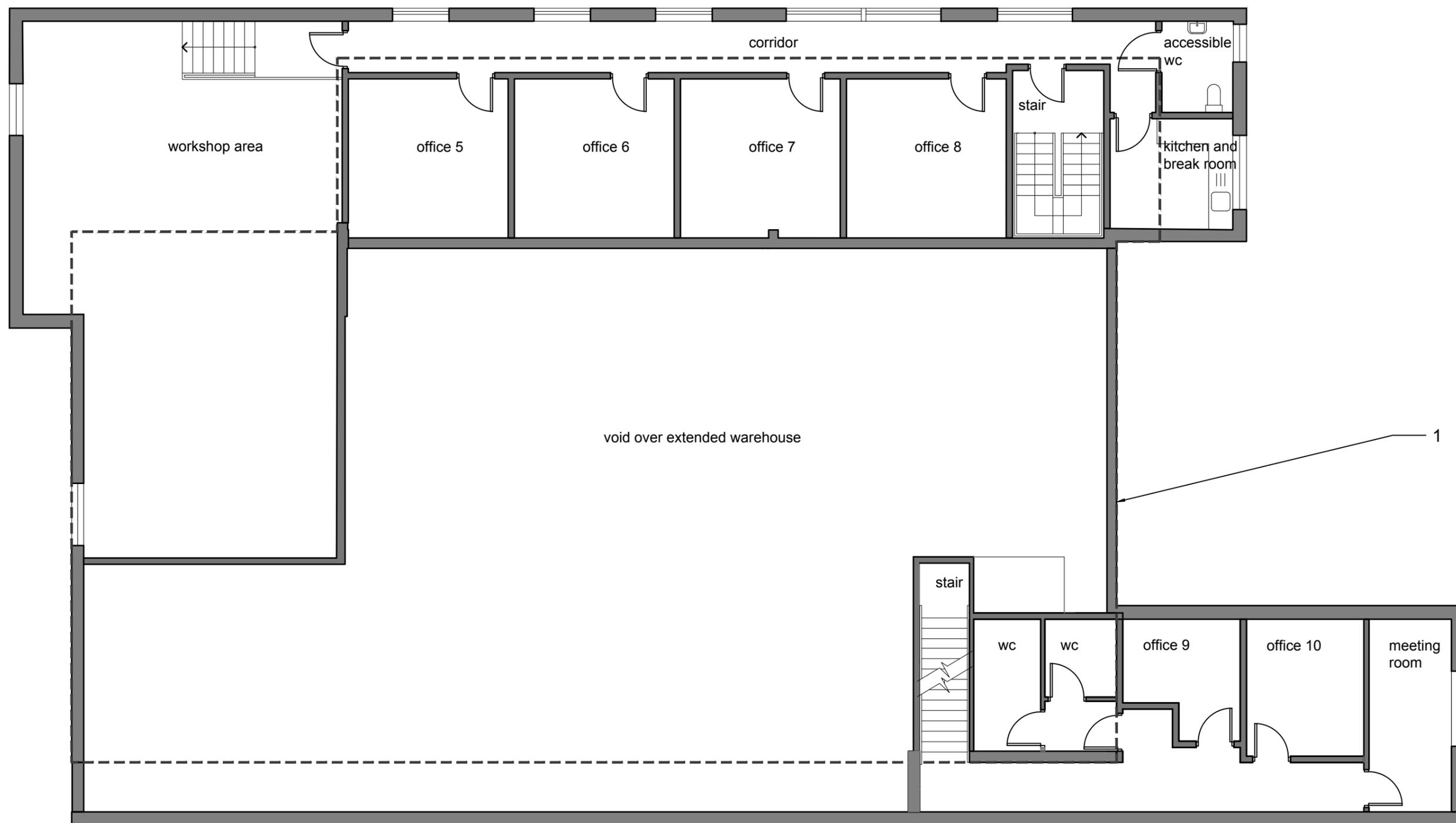
drawing name  
proposed ground floor plan

status  
planning

revision  
d

**notes:**

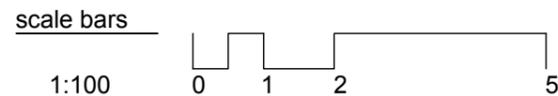
- 1. dashed line denotes outline of previous building



1 proposed first floor plan  
scale 1:100 @ A3

**revisions**

a/14.01.2022/outline of current building shown
b/15.07.2022/larger build shown
c/25.07.2022/minor revision



scale  
1:100 @ A3

job name  
Welbro Project Management



date  
november 21

job number 21031 drawing number (pl)08

drawing name  
proposed first floor plan

status  
planning

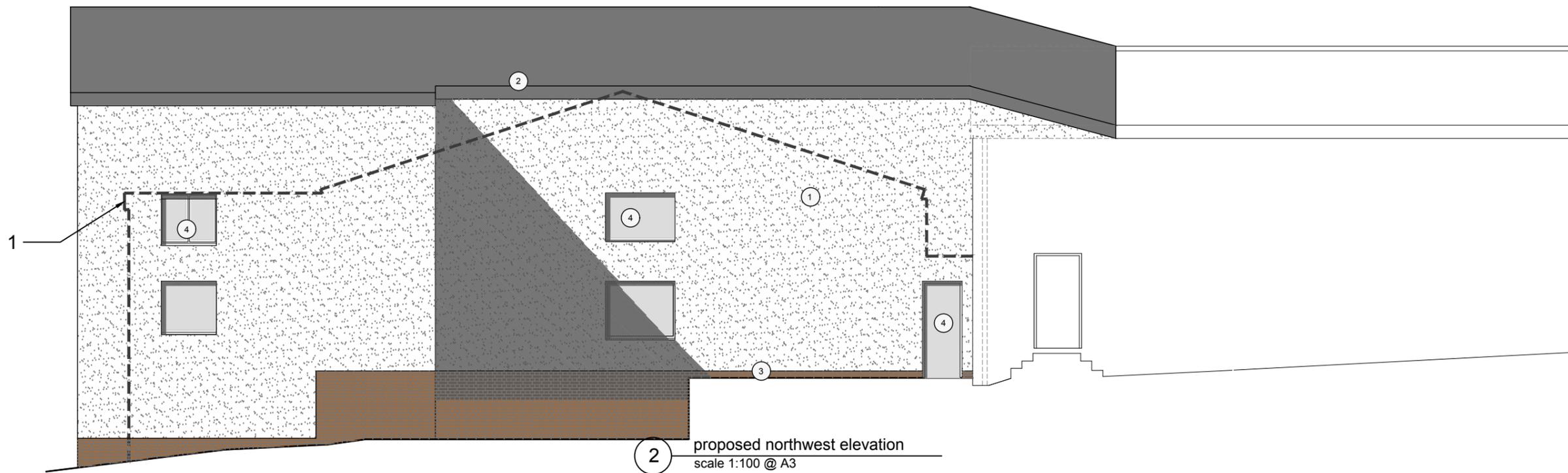
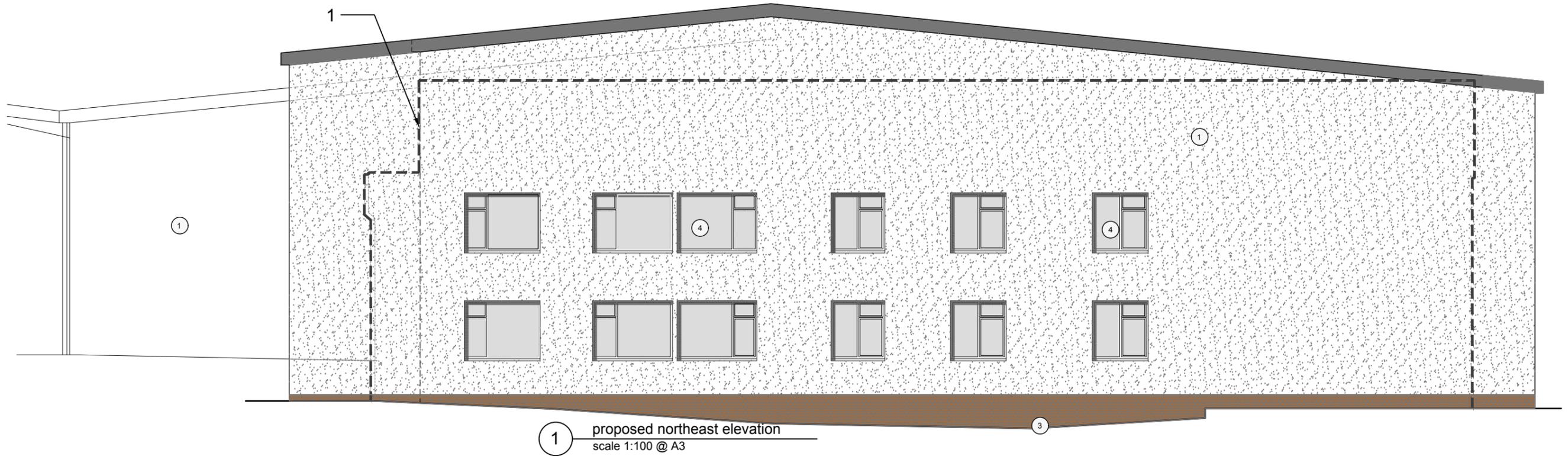
revision  
c

**notes:**

- 1. dashed line denotes outline of previous building

**material key**

	1 through-coloured render		2 metal roofing		3 plinth brick		4 new doors and windows		5 roller door
---	---------------------------	---	-----------------	---	----------------	---	-------------------------	---	---------------



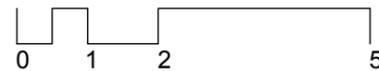
this drawing is not for construction  
this drawing is the property of:  
dwell design  
funtley court,  
funtley hill,  
fareham,  
po16 7uy

**revisions**

- a/14.01.2022/outline of current building shown
- b/20.05.2022/outline of building tied with plan
- c/15.07.2022/larger build shown
- d/25.07.2022/minor revision
- e/02.09.2022/minor revision
- f/12.12.2022/roof height increased; overhang to 73 shown

**scale bars**

1:100



**scale**

1:100 @ A3

**date**

november 21

**job name**

Welbro Project Management

**job number**

21031

**drawing number**

(pl)09



**drawing name**  
proposed elevations  
sheet 1

**status**  
planning

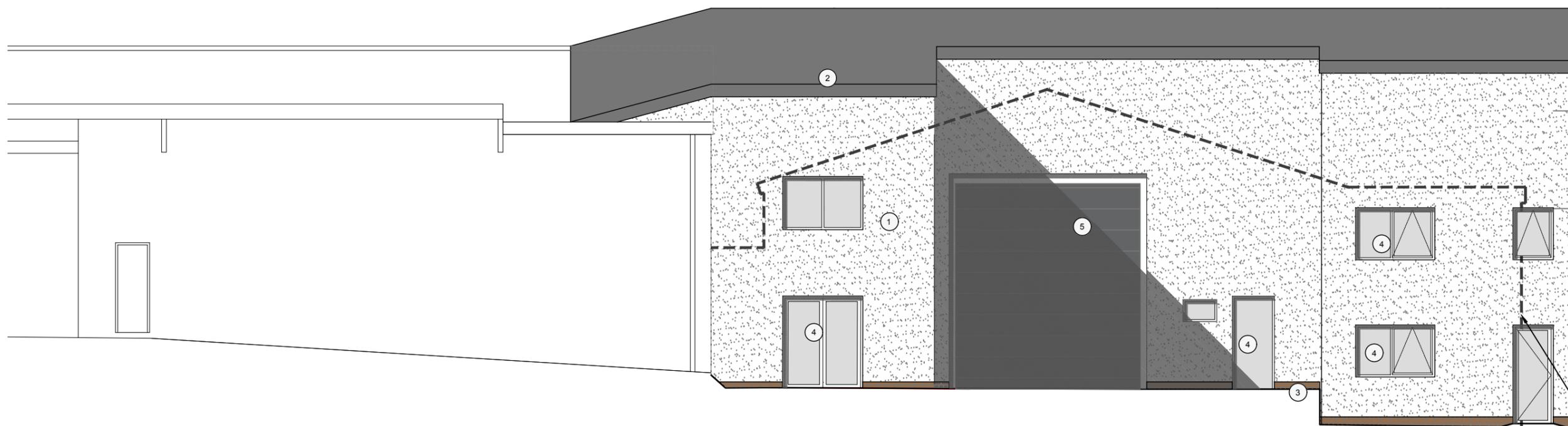
**revision**  
f

**notes:**

- 1. dashed line denotes outline of previous building

**material key**

	1 through-coloured render		2 metal roofing		3 plinth brick		4 new doors and windows		5 roller door
---	---------------------------	---	-----------------	---	----------------	---	-------------------------	---	---------------



1 proposed southeast elevation  
scale 1:100 @ A3

1

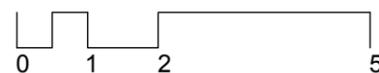
this drawing is not for construction  
this drawing is the property of:  
dwell design  
funtley court,  
funtley hill,  
fareham,  
po16 7uy

**revisions**

- a/14.01.2022/outline of current building shown
- b/20.05.2022/outline of building tied with plan
- c/15.07.2022/larger build shown
- d/02.09.2022/minor revision
- e/12.12.2022/roof height increased; overhang to 73 shown

**scale bars**

1:100



**scale**

1:100 @ A3

**date**

november 21

**job name**

Welbro Project Management

**job number**

21031

**drawing number**

(pl)10



**drawing name**  
proposed elevations  
sheet 2

**status**  
planning

**revision**  
e

## Design and Access Statement

### 71 St Margaret's Lane, Titchfield, PO14 4BG

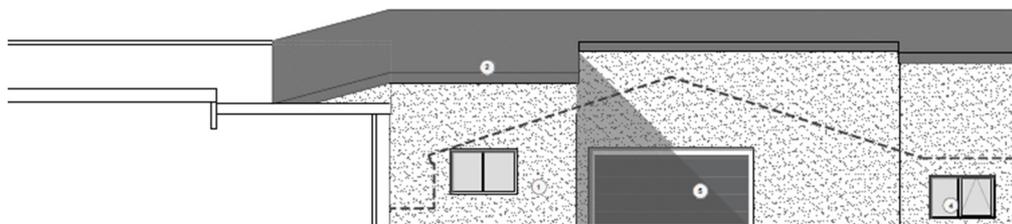
The following Design and Access Statement has been prepared in accordance with the guidance contained within The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and other guidance including advice contained within National Planning Policy Guidance and the Planning Portal. This guidance suggest that any Design and Access Statement should be proportionate, with only limited depth required for proposals of a modest nature such as this.

**Design Principles.** The proposals are driven by structural issues which have prevented the new roof aligning with the original, thereby creating a modest step between the two roof heights. The reasoning for this is explained in the covering letter.

**Use and Amount-** The proposals will not result in any increase in floor area, which will continue to total 261 sq.m.

**Scale** – The proposals including the stepping up of the roof which will result in a modest increase in the overall scale of the building. (see below).

js building



**Figure 1.** Drawing extract showing the modest step up in the ridgeline as now proposed.

**Layout** – The layout of the building remains unchanged with the location of the main loading door and warehouse area being as existing.

**Appearance-** The proposed change, whilst not originally planned, will result in a modest increase in height. However, it also adds to the articulation of the building which is of some visual benefit and therefore given the modest nature of the height increase and the breaking up of the roof mass, the proposals are considered to represent a modest visual enhancement and certainly not harmful in either a visual or direct amenity sense.

**Landscaping** - No additional hard or soft landscaping is considered necessary and none is proposed. Opportunities for any form of landscaping beyond treatment of hard surfacing is very limited. To tree loss is proposed.

**Access** - No amendments are proposed to the existing access arrangements from the public highway. The use of the external space will be improved through the formal setting out of parking spaces and the cessation of external storage which currently limits the space available for parking.